

AC HOTEL  
BY MARRIOTT  
DOWNTOWN HOTEL



202 E. WASHINGTON AVE.  
MADISON, WISCONSIN

PROJECT LOCATION: 



UDC / PLAN COMMISSION  
SUBMITTAL  
DECEMBER 17, 2014

SHEET INDEX

T-1 COVER SHEET & PROJECT CONTACTS

EXHIBITS

- EC.01 AERIAL IMAGES
- EC.02 EXISTING CONDITIONS
- EC.03 REAR YARD AREA
- EC.04 AERIAL PARKING SCHEMATIC
- A1.01 SITE PLAN
- A1.02 ENLARGED SITE PLAN
- A1.03 15 N. WEBSTER STUDY

CIVIL DRAWINGS

- SHEET 1 EXISTING SITE SURVEY
- C-101 GRADING & EROSION CONTROL PLAN
- C-102 UTILITY PLAN

LANDSCAPE DRAWING

- L1.01 LANDSCAPE PLAN

LIGHTING DRAWINGS

- E1.01 PHOTOMETRIC STUDY SITE PLAN
- E1.02 PHOTOMETRIC STUDY LUMINAIRES

ARCHITECTURAL

- A0.01 GARAGE LEVEL 2 PLAN
- A0.02 GARAGE LEVEL 1 PLAN
- A2.01 FIRST FLOOR PLAN
- A2.02 SECOND FLOOR PLAN
- A2.03 THIRD FLOOR PLAN
- A2.04 FOURTH THRU EIGHTH FLOOR PLAN
- A2.05 NINTH FLOOR PLAN
- A2.06 TENTH FLOOR PLAN
- A2.07 ROOF PLAN
- A6.01 EXTERIOR ELEVATIONS
- A6.02 EXTERIOR ELEVATIONS
- A6.03 EXTERIOR ELEVATIONS
- A6.04 EXTERIOR ELEVATIONS
- A7.01 BUILDING SECTIONS
- A7.02 BUILDING SECTIONS
- R1.01 MASSING MODEL RENDERING
- R1.02 MASSING MODEL RENDERING
- R1.03 MASSING MODEL RENDERING
- EX.01 EXTERIOR SIGN DETAILS
- EX.02 EXTERIOR SIGN DETAILS
- EX.03 SHADOW STUDY
- EX.04 FULLY DEVELOPED SITE CONTEXT IMAGES



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

OWNER :  
202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200  
MIDDLETON, WI 53562  
PHONE: 608.836.6060  
FAX: 608.836.6399  
CONTACT: Andrew Inman  
EMAIL: Ainman@ncghotels.com

ARCHITECT :  
GARY BRINK & ASSOCIATES, INC.  
7780 ELMWOOD AVE, SUITE 204  
MIDDLETON, WISCONSIN 53562  
PHONE: 608-829-1750  
FAX: 608-829-3056  
PRIMARY CONTACT: JOSH WILCOX  
EMAIL: josh.wilcox@garybrink.com

CIVIL ENGINEER :  
QUAM ENGINEERING, LLC  
4604 SIGGELKOW RD, SUITE A  
MCFARLAND, WI 53558  
PHONE: 920-284-2262  
PRIMARY CONTACT: RYAN D. QUAM  
EMAIL: rquam@quamengineering.com



DOWNTOWN AC BY MARRIOTT							
Floor / Level	Guestroom Type					KEYS PER FLOOR	SQUARE FOOTAGE
	AC MODIFIED KING	AC MODIFIED KING - ALT	AC MODIFIED QQ	AC MODIFIED SUITE	AC MODIFIED SUITE - ALT		
G2	0	0	0	0	0	0	12503
G1	0	0	0	0	0	0	12374
1st	0	0	0	0	0	0	8501
2nd	3	7	5	1	0	16	10722
3rd	8	2	13	0	0	23	11100
4th	13	3	7	0	0	23	10306
5th	12	2	7	1	0	22	10306
6th	12	2	7	1	0	22	10306
7th	12	2	7	1	0	22	10306
8th	12	2	7	1	0	22	10306
9th	9	3	1	0	0	13	8935
10th	0	0	0	0	1	1	8909
<b>Total</b>	<b>81</b>	<b>23</b>	<b>54</b>	<b>5</b>	<b>1</b>	<b>164</b>	<b>124574</b>
<b>Percentage</b>	63.4%		32.9%	3.7%		<b>PARKING SPOTS:</b>	
<b>Total Units</b>	<b>164</b>					<b>80 INTERNAL VALET</b>	

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER: 202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Maribit International  
PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELAMWOOD AVENUE  
MIDDLETON, WI 53561  
608-829-1730  
608-829-1056 (FAX)



LOOKING NORTH EAST



LOOKING WEST



LOOKING SOUTH EAST



LOOKING NORTH EAST

PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**

202 E WASHINGTON AVE  
MADISON, WISCONSIN

OWNER:  
**202 E. WASHINGTON LLC**

COO: NORTH-CENTRAL GROUP  
100 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

© 2014 GARY BRINK & ASSOC.  
All rights reserved. Reproduction or use by any  
other party is prohibited unless prior written  
authorization is received from GARY BRINK &  
ASSOC. in written form.

PROJECT: 201410

DRAWN BY: CONDITIONS

DATE:

SCALE: AS NOTED



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELAMWOOD AVENUE  
MIDDLETON, WI 53561  
608-829-1730  
608-829-1056 (FAX)



38 N. WEBSTER AVE.



E. WASHINGTON AVE. AT FRANKLIN



INTERSECTION OF WEBSTER AND E.  
WASHINGTON AVE (LOOKING N. EAST)



202 E. WASHINGTON AVE.



201 E. WASHINGTON AVE.



36 SOUTH PINKNEY STREET

PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN

OWNER:  
**202 E. WASHINGTON LLC**  
COO: NORTH-CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

© 2014 GARY BRINK & ASSOC.  
All rights reserved. Reproduction, in whole or in part,  
without the prior written permission of Gary Brink &  
Associates is prohibited. This drawing is the property of  
Gary Brink & Associates, Inc. and shall remain confidential.

PROJECT: 201410  
DRAWN BY:  
DATE:  
SCALE: AS NOTED



LOOKING AT THE BACK OF 250 E. WASHINGTON AVE



LOOKING FROM ABOVE AT REAR YARD AREA



LOOKING BETWEEN BUILDINGS AT BACK OF 10 N. BUTLER



LOOKING AT THE LAMP HOUSE



LOOKING FROM ABOVE AT REAR YARD



LOOKING AT THE LAMP HOUSE



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELAMWOOD AVENUE  
MIDDLETON, WI 53561  
608-829-1730  
608-829-1056 (FAX)

PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**  
202 E. WASHINGTON AVE  
MADISON, WISCONSIN

OWNER:  
**202 E. WASHINGTON LLC**  
C/O: NORTH CENTRAL GROUP  
100 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

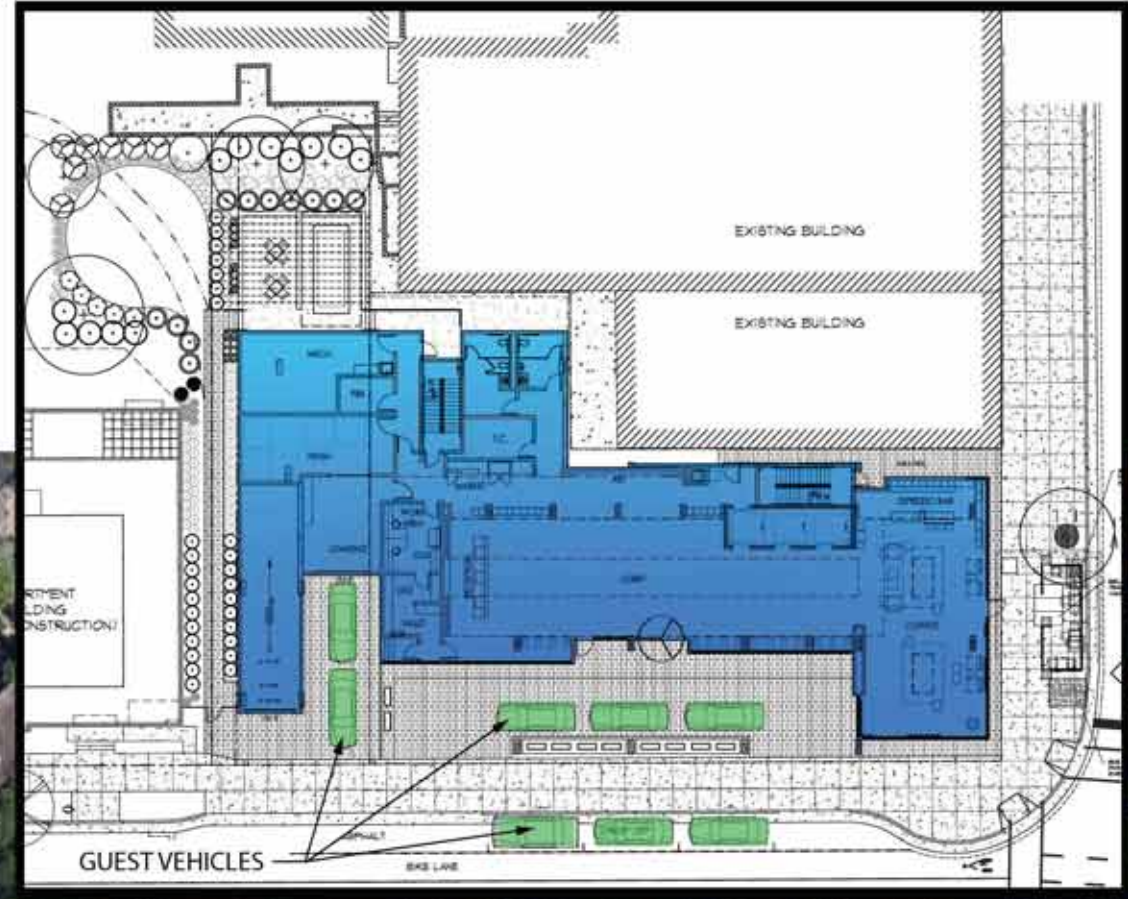
© 2014 GARY BRINK & ASSOC.  
All rights reserved. Reproduction, in whole or in part,  
without the prior written permission of Gary Brink &  
Associates is prohibited. All other rights reserved.

PROJECT: 201410  
DRAWN BY: CONDITIONS  
DATE:  
SCALE: AS NOTED



GARY BRINK & ASSOCIATES  
ARCHITECTS  
2780 ULMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

PRELIMINARY VALET SCHEME



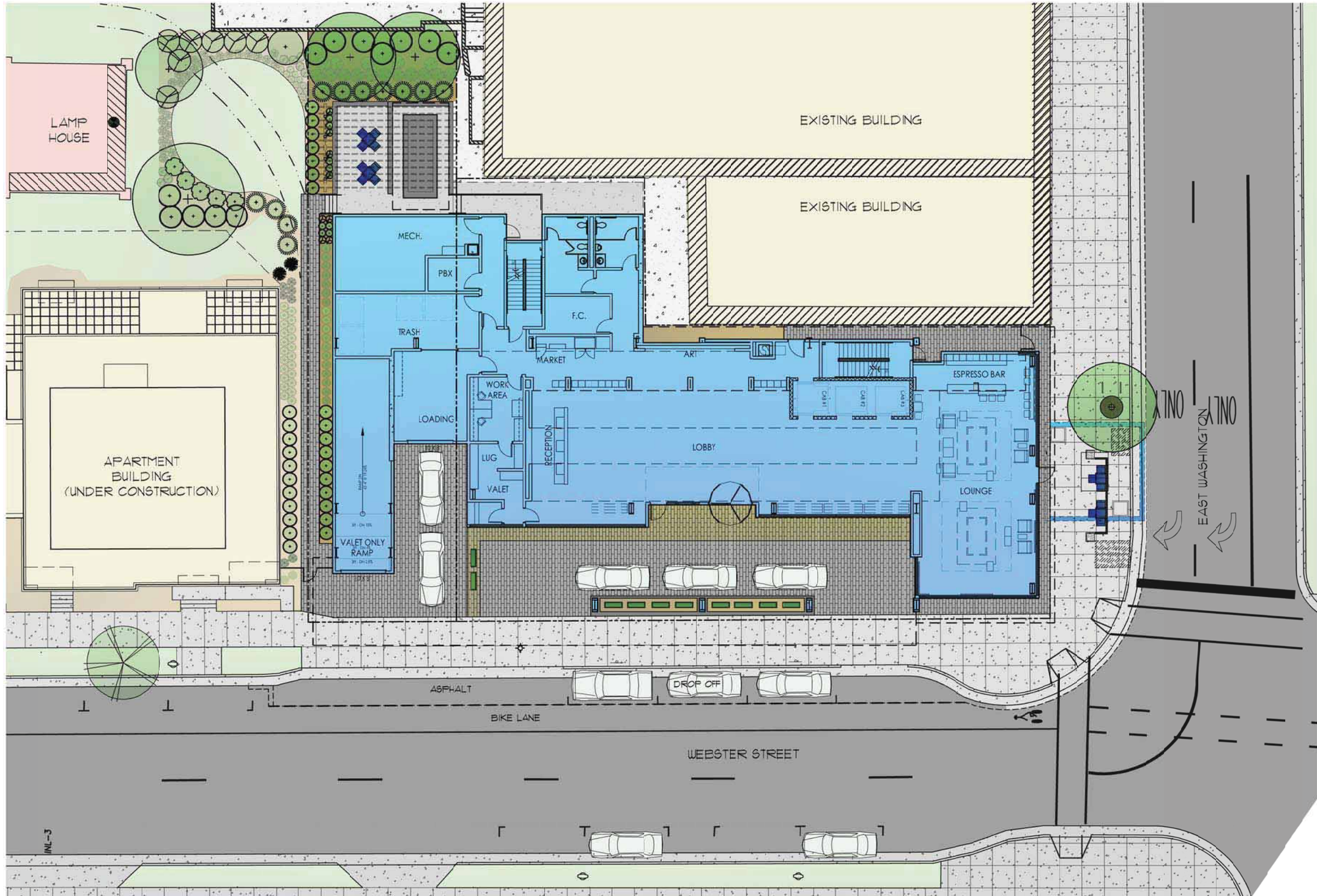
PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON  
202 E WASHINGTON AVE  
MADISON, WISCONSIN

OWNER: 202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
any duplication, reproduction, or use by any  
other party is prohibited unless given written  
authorization in writing from GARY BRINK &  
ASSOC or their successors.  
PROJECT: 201410  
DRAWN BY:  
DATE:  
SCALE: AS NOTED



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



**SITE PLAN**  
SCALE: 1" = 10'-0"

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON

202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER: 202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Marriott International.

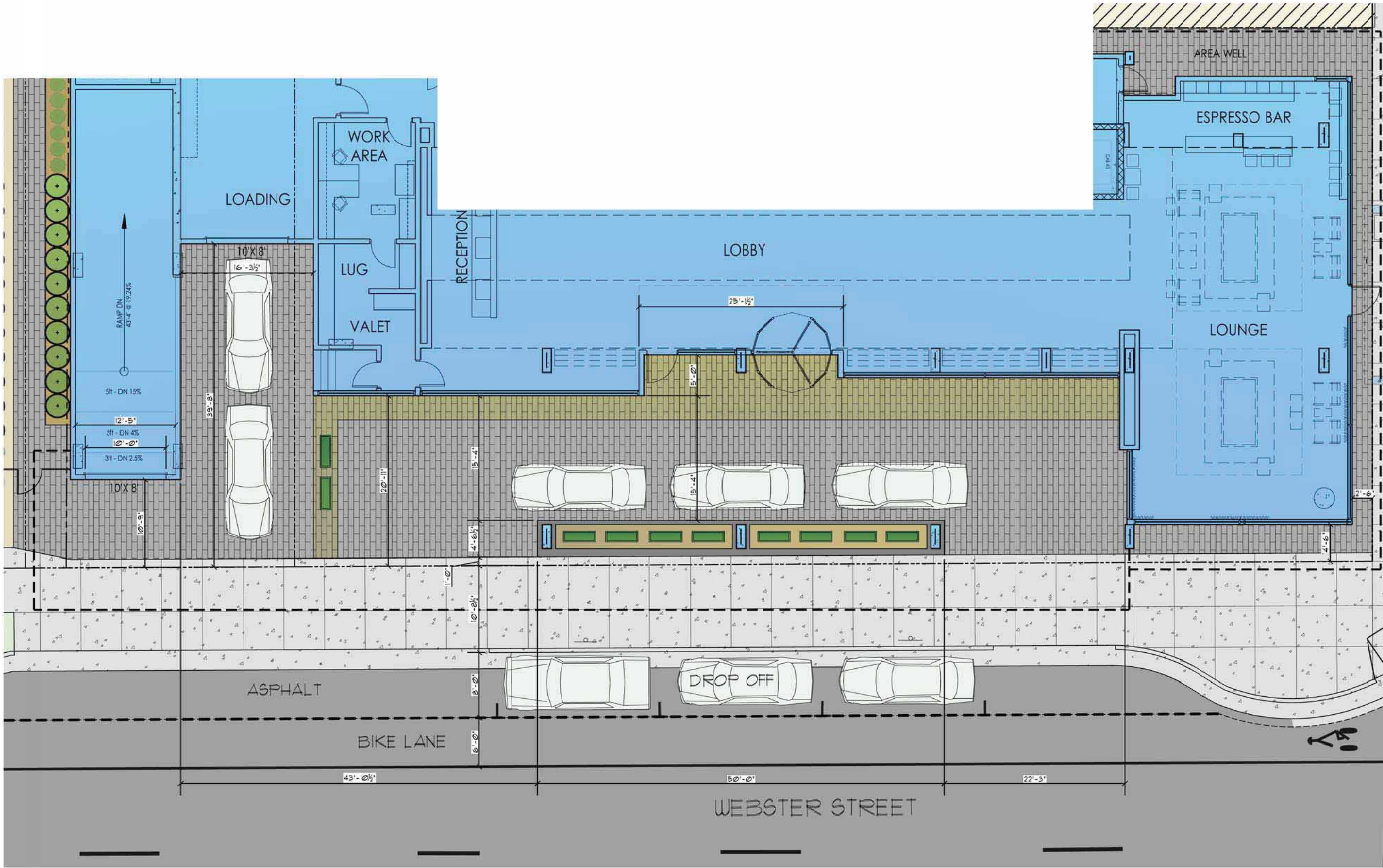
PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED

SITE PLAN

A1.01



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN

OWNER: 202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Marriott International.

PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED

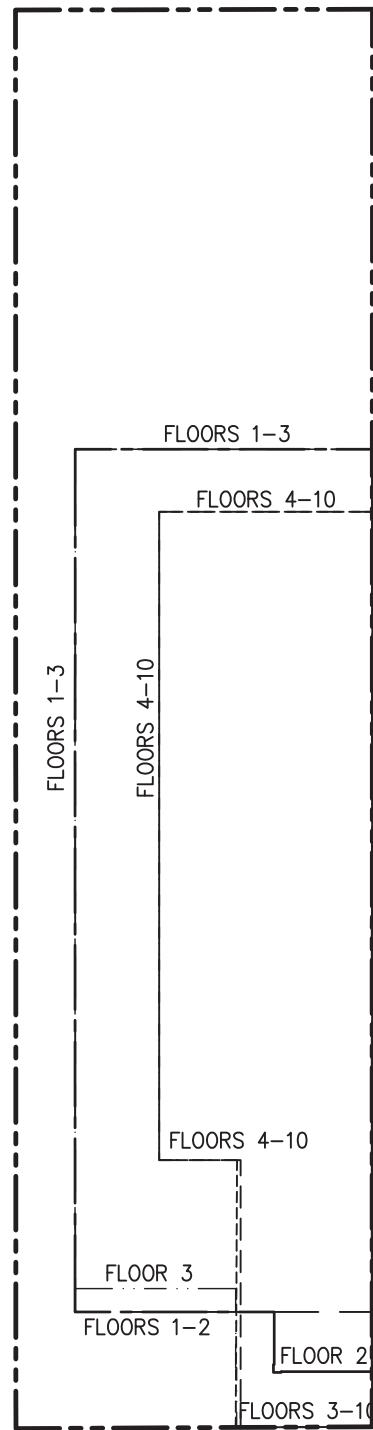
ENLARGED SITE PLAN  
SCALE: 3/16" = 1'-0"

ENLARGED  
SITE PLAN

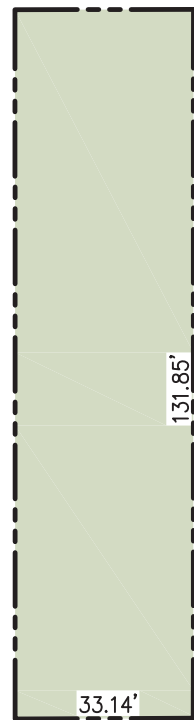
A1.02



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



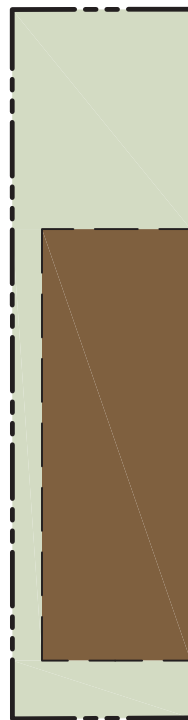
15 N. WEBSTER PROPERTY LINE



**15 N. WEBSTER SITE**

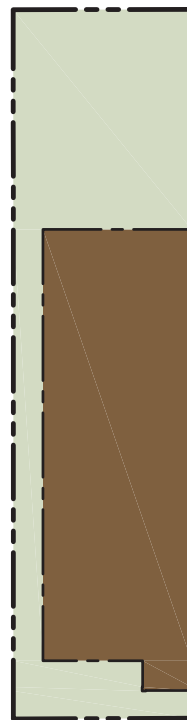
- 6 FLOOR MAX. HEIGHT: 88'-0" (ALLOWABLE MAX HEIGHT PER ZONING CODE)
- MAX. FLOOR AREA: 4,370 SF
- MAX. 6 FLOOR TOTAL VOLUME: 384,560 CF OF STRUCTURE

- CAP VIEW MAX. HEIGHT: 113'-9"
- MAX. FLOOR AREA: 4,370 SF
- MAX. TOTAL CUBIC AREA: 497,088 CF OF STRUCTURE



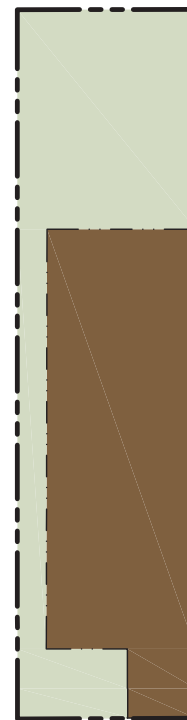
**1ST FLOOR**

- FLOOR HEIGHT: 15'-2"
- FLOOR AREA: 2,218 SF
- TOTAL VOLUME: 33,640 CF



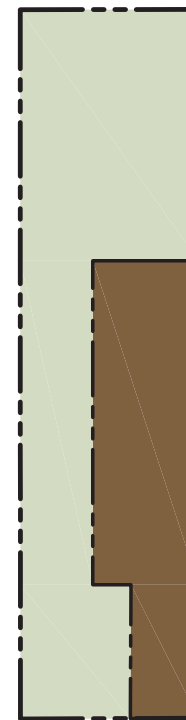
**2ND FLOOR**

- FLOOR HEIGHT: 12'-0"
- FLOOR AREA: 2,269 SF
- TOTAL VOLUME: 27,228 CF



**3RD FLOOR**

- FLOOR HEIGHT: 9'-0"
- FLOOR AREA: 2,326 SF
- TOTAL VOLUME: 20,934 CF



**4TH-10TH FLOOR**

- FLOOR HEIGHT: 70'-1"
- FLOOR AREA: 1,501 SF
- TOTAL VOLUME: 105,195 CF

- TOTAL PROPOSED VOLUME ON 15 N. WEBSTER PROPERTY: 186,997 CF



15 N. WEBSTER STUDY

SCALE: 1/8" = 1'-0"

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER: 202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

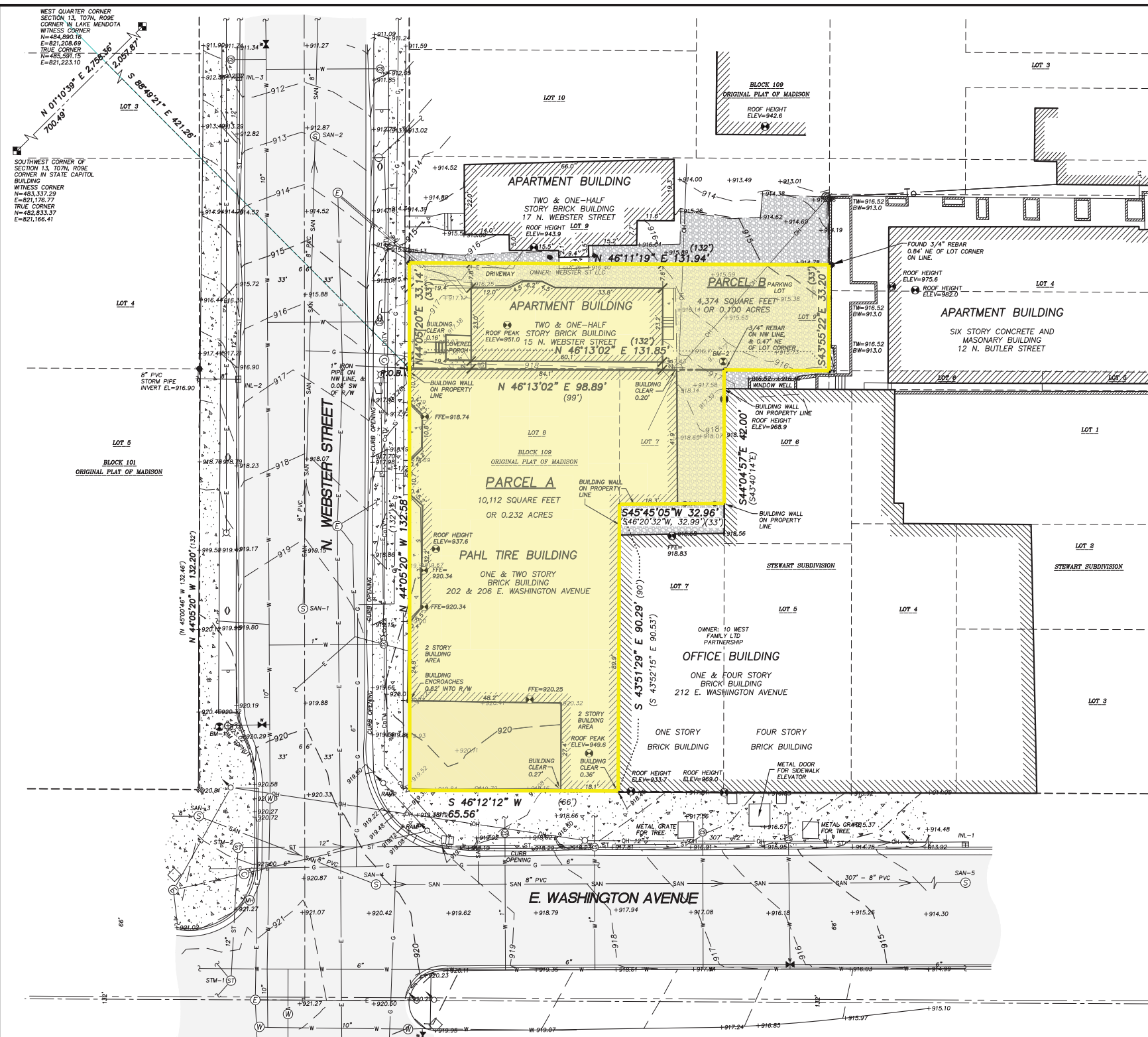
2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Marriott International.

PROJECT: 201410  
DRAWN BY: TELAJIA  
DATE:  
SCALE: AS NOTED

PLAN MEETING 12.15.2014



File: I:\2012\125453NCG\DWG\125453NCG ALTA.dwg Layout: ALTA Plotted: Dec 09, 2013 - 10:00am



**LEGEND**

- ⊠ GOVERNMENT CORNER
- ✕ CHISELED "X" FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- ⊙ BENCHMARK
- ⊕ FINISHED FLOOR & HEIGHT LOCATION
- ⊖ SIGN
- ⊙ SANITARY MANHOLE
- ⊙ WATER MANHOLE
- ⊙ HYDRANT
- ⊙ WATER VALVE
- ⊙ CURB STOP/SERVICE VALVE
- ⊙ STORM MANHOLE
- ⊙ CURB INLET
- ⊙ GAS REGULATOR/METER
- ⊙ MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ TRAFFIC SIGNAL
- ⊙ VAULT
- ⊙ DECIDUOUS TREE
- PARCEL BOUNDARY
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- x-x- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL OR ROCK
- PARKING METER
- DISCONTINUED MAPPED PIPE LINE
- ( ) RECORDED INFORMATION

**NOTES**

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 22 AND JULY 11, 2013.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCSS), DANE COUNTY, THE SOUTHEAST LINE OF BLOCK 109, BEARS N 46°12'12" E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13, T7N, R9E, ELEVATION = 918.45
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20131601631, 20134804715 AND 20134808716.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

**NOTES CORRESPONDING TO TABLE A REQUIREMENTS:**

- ITEM 3** THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA COMMUNITY PANEL NO. 55025C0409G, REVISED JANUARY 02, 2009.
- ITEM 6(a)** THE CURRENT ZONING CLASSIFICATION IS 'DOWNTOWN CORE' (DC) PER THE DANE COUNTY WEBSITE, ACCESS DANE.
- ITEM 6(b)** THE CURRENT BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS PER CITY OF MADISON ZONING CODE ORDINANCE FOR 'DOWNTOWN CORE' ARE AS FOLLOWS:  
 MINIMUM FRONT YARD SETBACK = ZERO (0) FEET.  
 MAXIMUM FRONT YARD SETBACK = FIVE (5) FEET FOR BUILDINGS FACING CAPITOL SQUARE.  
 SIDE YARD SETBACK = ZERO (0) FEET FOR THE FIRST TWO (2) STORIES OF ONE SIDE OF ALL BUILDINGS.  
 REAR YARD SETBACK = ZERO (0) FEET.  
 MINIMUM HEIGHT = TWO (2) STORIES.  
 MAXIMUM HEIGHT = EIGHT (8) STORIES. TWO (2) ADDITIONAL STORIES ABOVE THE MAXIMUM BUILDING HEIGHT MAY BE ALLOWED IF APPROVED AS A CONDITIONAL USE UNDER SECTION 28.183 PROVIDED THAT HEIGHT IS THE ONLY BULK REQUIREMENT SOUGHT TO BE MODIFIED AND THE CONDITIONAL USE STANDARDS FOR ADDITIONAL HEIGHT ARE MET.
- ITEM 9** PARKING SPACES: 3 REGULAR PARKING SPACES.
- ITEM 16** NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- ITEM 17** NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. RECENT IS DEFINED AS WITHIN THE LAST THREE (3) MONTHS.
- ITEM 18** NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**LEGAL DESCRIPTION (AS FURNISHED)**

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-582725A-MAD, COMMITMENT DATE: September 8, 2013 AT 7:30 A.M.)

**PARCEL A:**  
 ALL OF LOT EIGHT (8) AND THE NORTHWEST 42 FEET OF THE SOUTHWEST 1/2 OF LOT SEVEN (7), BLOCK ONE HUNDRED AND NINE (109), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL NO'S: 251/0709-133-3102-4 AND 251/0709-133-3101-6  
 PROPERTY ADDRESSES: 202 & 206 EAST WASHINGTON AVENUE, MADISON, WI

**PARCEL B:**  
 SOUTHEASTERLY ONE-HALF OF LOT NINE (9), BLOCK ONE HUNDRED AND NINE (109), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL NO.: 251/0709-133-3118-1  
 PROPERTY ADDRESSES: 15. N. WEBSTER STREET, MADISON, WI

**SURVEYOR'S CERTIFICATE**

TO: i) 202 E. WASHINGTON, LLC  
 ii) JSL INVESTMENTS, LLC  
 iii) FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10(a), 11(a), 11(b), 12, 13, 14, 15, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 11, 2013.

HANS P. JUSTESON, S-2363  
 REGISTERED LAND SURVEYOR

DATE



BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	923.04	TOP NUT ON HYDRANT AT THE NW CORNER OF E. WASHINGTON AVE. & N. WEBSTER ST.
BM-2	916.65	TOP OF 3/4" REBAR AT NW LOT CORNER.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	919.55	NW	909.17	8"	PVC
SAN-2	912.96	SE	902.17	8"	PVC
		NW	902.14	8"	PVC
SAN-3	920.94	SW	907.40	8"	PVC
		NE	907.45	8"	PVC
SAN-4	920.18	SW	906.56	8"	PVC
		NE	906.58	8"	PVC
SAN-5	908.36	SW	897.23	8"	PVC
		NE	897.20	8"	PVC

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	921.39	NW	*	*	*
		SW	*	*	*
		SE	*	*	*
STM-2	920.96	SE	917.51	12"	RCP
		NE	917.36	12"	RCP

\* = UNABLE TO ACCESS MANHOLE

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	909.68	NE	904.96	12"	VP
		SW	904.97	12"	VP
INL-2	916.41	SW	912.11	8"	PVC
		NW	911.97	12"	RCP
INL-3	911.66	SE	907.32	12"	RCP
		NW	907.21	12"	RCP

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
 1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE HELD (S 111.01) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR FULL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

**ALTA/ACSM LAND TITLE SURVEY**

ALL OF LOT 8 AND PART OF LOT 7,  
 BLOCK 109, ORIGINAL PLAT OF MADISON,  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners

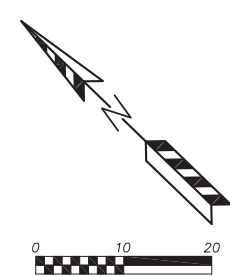
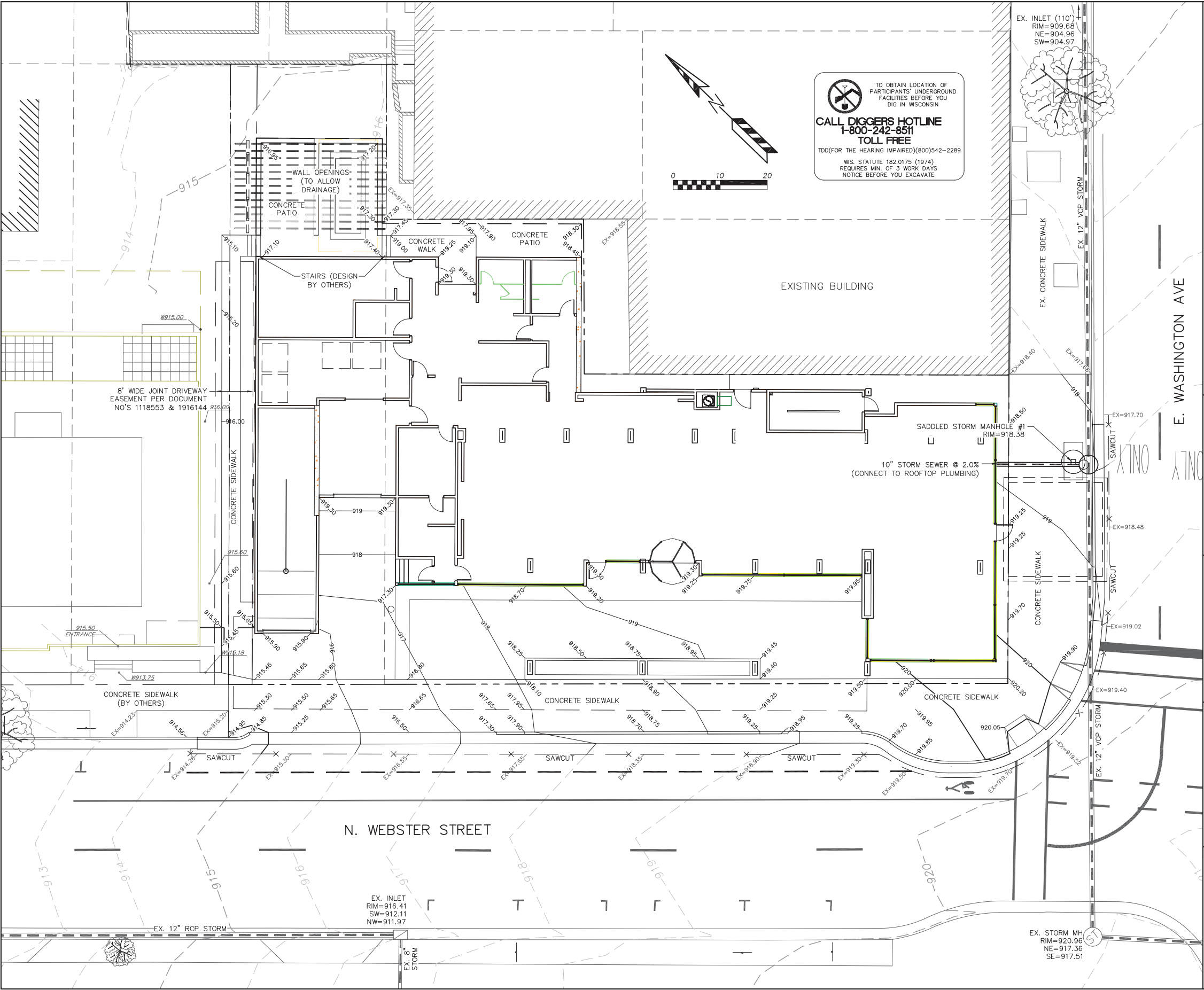
161 HORIZON DRIVE, SUITE 101  
 MADISON, WISCONSIN 53703  
 PHONE: (608)948-5000

PROJECT NO: 12-5453  
 FILE NO: C-352  
 SURVEYED: JDS  
 F.B. NO/PG: 259/74  
 SHEET NO: 1 OF 1

**DRAFT**

PREPARED FOR  
 THE ALEXANDER COMPANY  
 145 E. BADGER ROAD  
 MADISON, WI 53713

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \ GB-42-13\GB42BASE.DWG



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**EROSION NOTES:**  
 THE EXISTING PAVEMENT WILL SERVE AS THE STONE TACKING PAD DURING CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

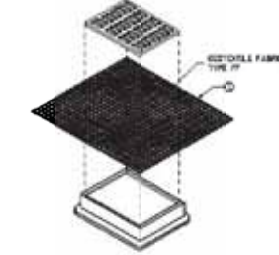
**TIME SCHEDULE:**  
 MARCH 15, 2015 INSTALL EROSION CONTROL DEVICES.  
 MARCH 15 - APRIL 30, 2015 REMOVE EXISTING BUILDINGS AND PARKING LOT.  
 MAY 1, 2015 - AUGUST 31, 2016 CONSTRUCT BUILDING, SIDEWALK, UTILITIES AND RESTORE DISTURBED AREAS.

**RESTORATION NOTES:**  
 ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

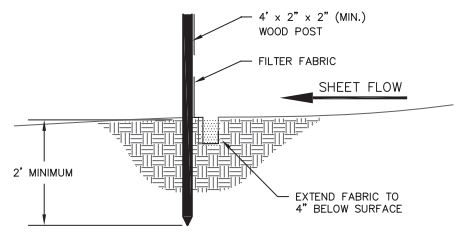
SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**  
 NORTH CENTRAL GROUP  
 1600 ASPEN COMMONS #200  
 MIDDLETON, WI 53562

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558



**TYPE B INLET PROTECTION DETAIL**



**SILT FENCE CONSTRUCTION (SHEET FLOW)**

- LEGEND:**
- 894 - - - EXISTING MINOR CONTOUR.
  - 895 - - - EXISTING MAJOR CONTOUR.
  - 894 - - - PROPOSED MAJOR CONTOUR.
  - 895 - - - PROPOSED MAJOR CONTOUR.
  - EX=896.00 - EXISTING SPOT ELEVATION
  - 896.00 - PROPOSED SPOT ELEVATION
  - ▣ - INSTALL WDOT TYPE B INLET PROTECTION.

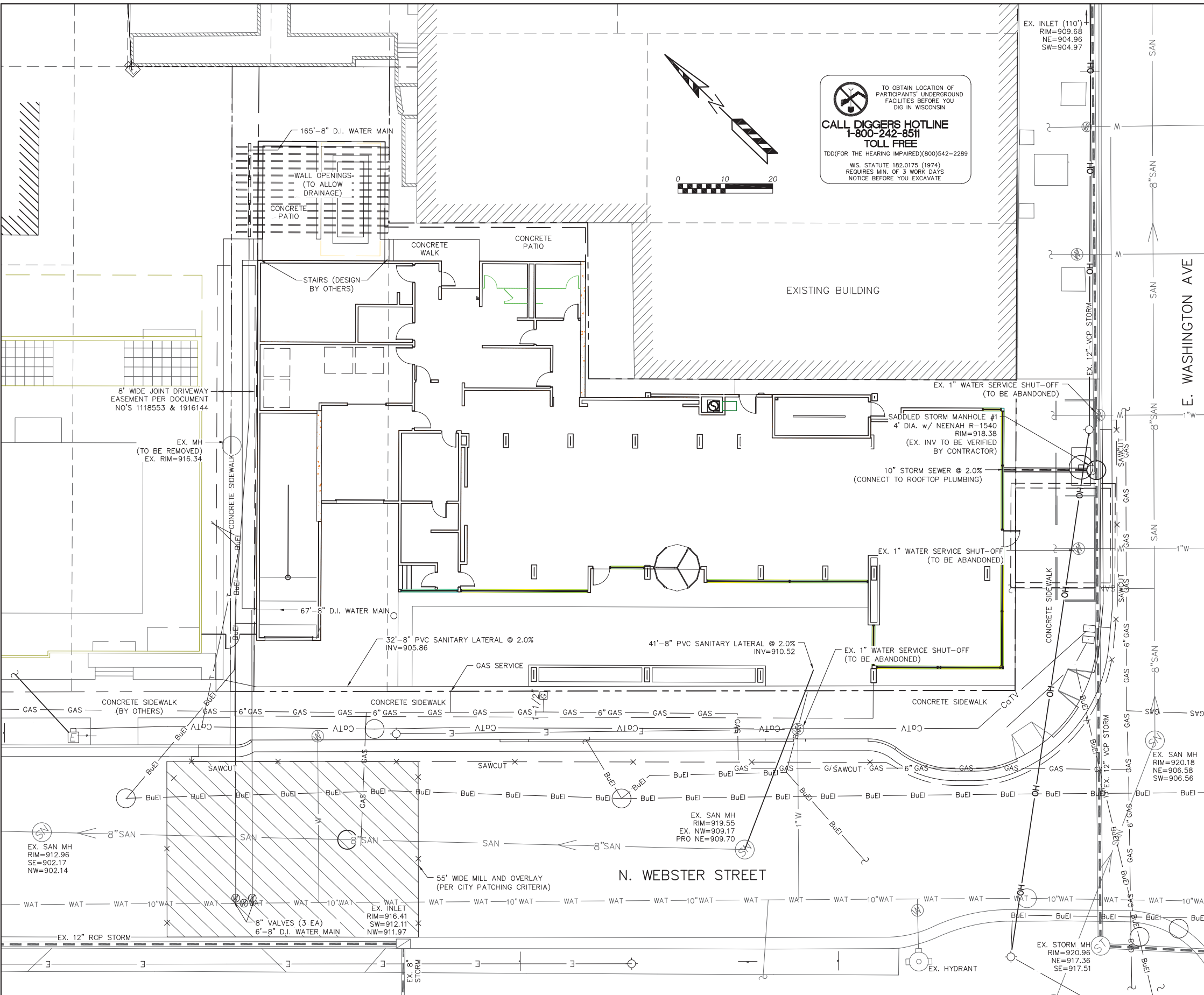
AC BY MARRIOTT - DOWNTOWN MADISON  
 202 E. WASHINGTON AVE.  
 GRADING AND EROSION CONTROL PLAN  
 DATED: DECEMBER 17, 2014

**C-101**

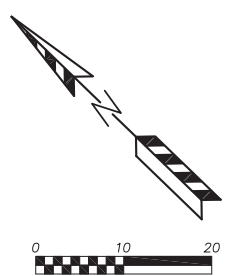
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \GB-42-13\GB42BASE.DWG



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE



**GENERAL NOTES:**  
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.  
 THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.  
 THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.  
 ANY DAMAGE TO THE PAVEMENT ON EAST WASHINGTON AVENUE AND NORTH WEBSTER STREET ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.  
 CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.  
 PRIOR TO FINAL APPROVAL OF DEMOLITION PERMIT, CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. CONTRACTOR SHALL COMPLETE SEWER LATERAL PLUGGING APPLICATION AND PAY APPLICABLE PERMIT FEE.

**UTILITY NOTES:**  
 ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.  
 THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.  
 ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.  
 PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.  
 ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.  
 ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.  
 THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.  
 CONTRACTOR SHALL CONTACT MADISON WATER UTILITY TO REMOVE WATER METER AND PRIOR TO ABANDONING EXISTING WATER SERVICE AND INSTALLING 8" TAPPING VALVES AND PAY CITY INSPECTION FEE.

AC BY MARRIOTT - DOWNTOWN MADISON  
 202 E. WASHINGTON AVE.  
 UTILITY PLAN  
 DATED: DECEMBER 17, 2014

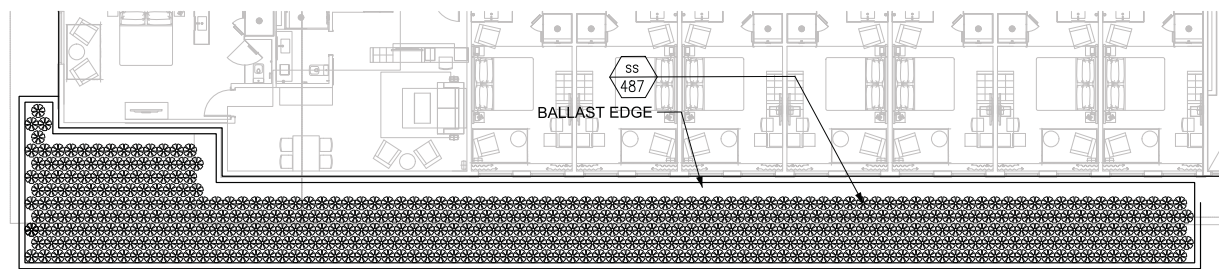
**C-102**

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com

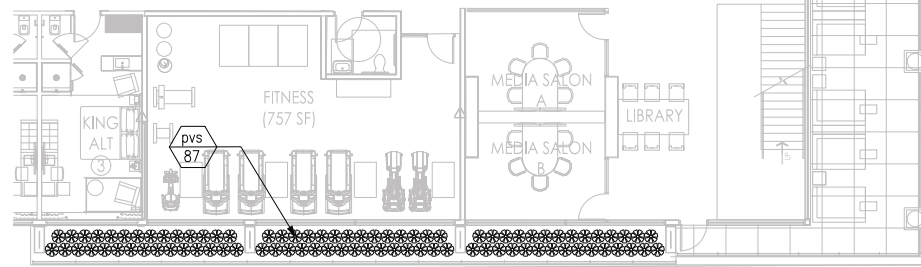
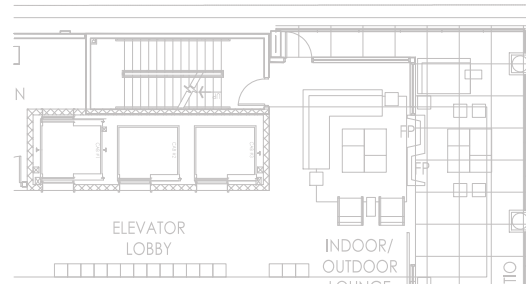
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



2 SECOND FLOOR LANDSCAPE PLAN  
1" = 10'-0"



3 NINTH FLOOR LANDSCAPE PLAN  
1" = 10'-0"

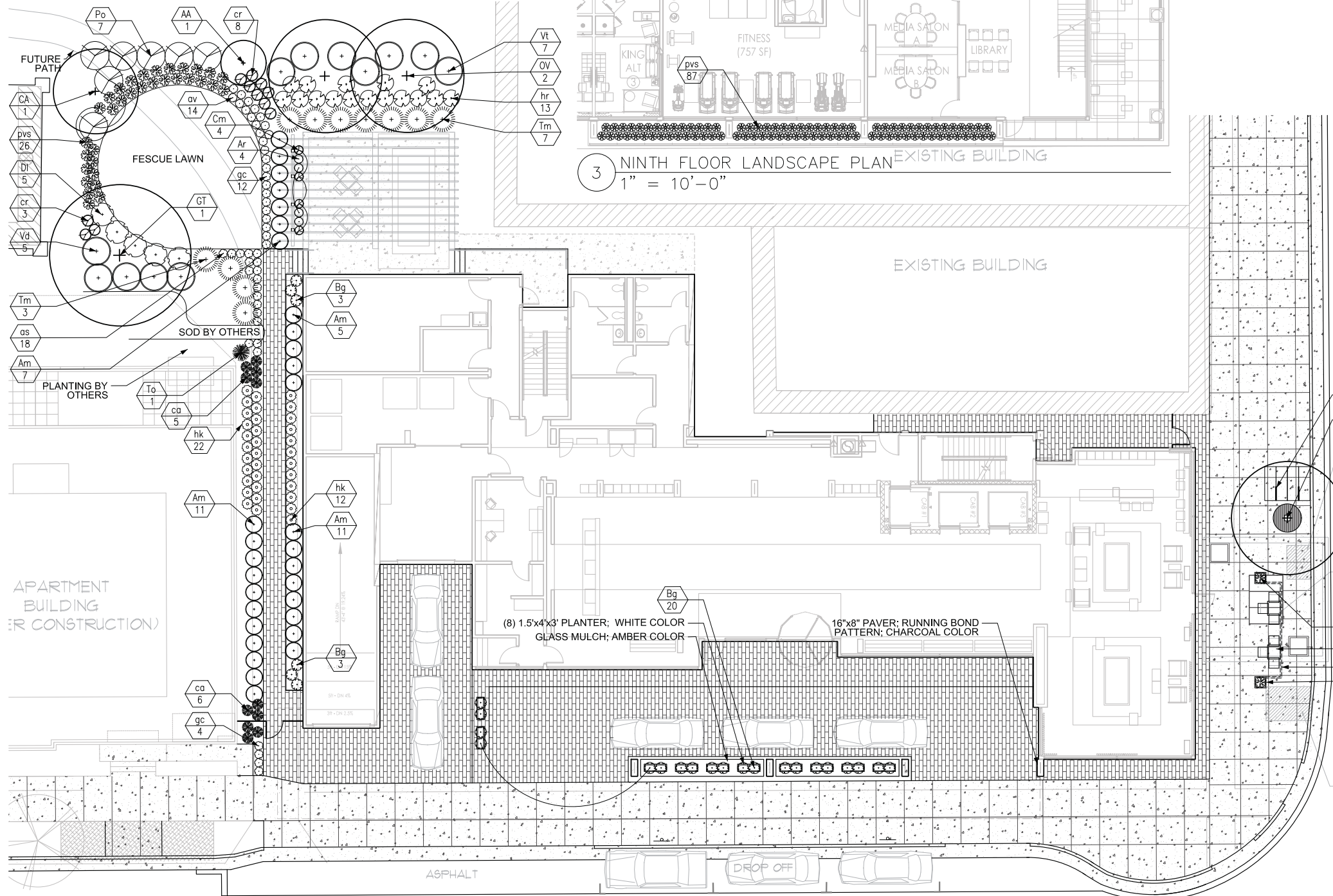
Item	Description/Notes	Common Name	Quantity	Size	Spec/Comments	Volume Size
11	Deciduous Tree	Fraxinus excelsior	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
12	Deciduous Tree	Quercus macrocarpa	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
13	Deciduous Tree	Prunella americana	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
14	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
15	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
16	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
17	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
18	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
19	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
20	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
21	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
22	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
23	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
24	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
25	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
26	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
27	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
28	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
29	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
30	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
31	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
32	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
33	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
34	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
35	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
36	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
37	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
38	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
39	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
40	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
41	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
42	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
43	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
44	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
45	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
46	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
47	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
48	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
49	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'
50	Deciduous Tree	Amelanchier canadensis	1	12" Cal	100% height, with 25% canopy, branching full 1/2" of way	10.00' x 1.00' x 1.00'

City of Madison, WI Landscape Worksheet  
13-Aug-14

Developed Lots	Minimum Open Space Required (SF)	Landscape Points Subtotal
Total Developed Area	14,400	2,897
Landscape Points Required		241

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	2	0	70
Ornamental Tree	15	2	0	30
Evergreen Tree	15	0	0	0
Shrub, deciduous	3	15	0	45
Shrub, evergreen	4	18	0	72
Ornamental Grass/Perennial	2	33	0	66
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Foundation Plantings Total				283
TOTAL LANDSCAPE POINTS				283



1 FIRST FLOOR LANDSCAPE PLAN  
1" = 10'-0"

- NOTE:
- All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
  - All plantings shall be irrigated.
  - Contractor shall contact City Forestry (266-4816) 7 days prior to planting street trees.
  - Protect all pavements, curbs, utilities and other improvements during planting.
  - Stone maintenance area shall use mill finish aluminum edging and 3" of 1-2" diameter washed stone on top of geotextile fabric.
  - Contractor shall verify that a minimum of 18" of topsoil has been spread in plant bed areas at grade. Contractor shall mix 3" of compost soil amendment into the top 8" of plant bed areas.
  - Green roof shall use 8" depth of green roof-specific growing medium.
  - Potted plantings shall utilize manufactured container soil.
  - All plant beds at-grade shall be treated with pre-emergent herbicide after planting and prior to mulching.
  - All plants shall be warranted for 12 months following substantial completion.
  - All plantings and seedings shall be in healthy condition at the end of their warranty period as determined by owner's representative.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

MEMBER  
CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
FAX A LOCATE 1-800-338-3860  
TDD (FOR HEARING IMPAIRED) 1-800-542-2289  
WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE.

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER: 202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Market International.  
PROJECT: 201410  
DRAWN BY: AM  
DATE: 01/06/2015  
SCALE: AS NOTED  
PRELIMINARY PRICING 12/18/2014

LANDSCAPE PLAN  
L1.01

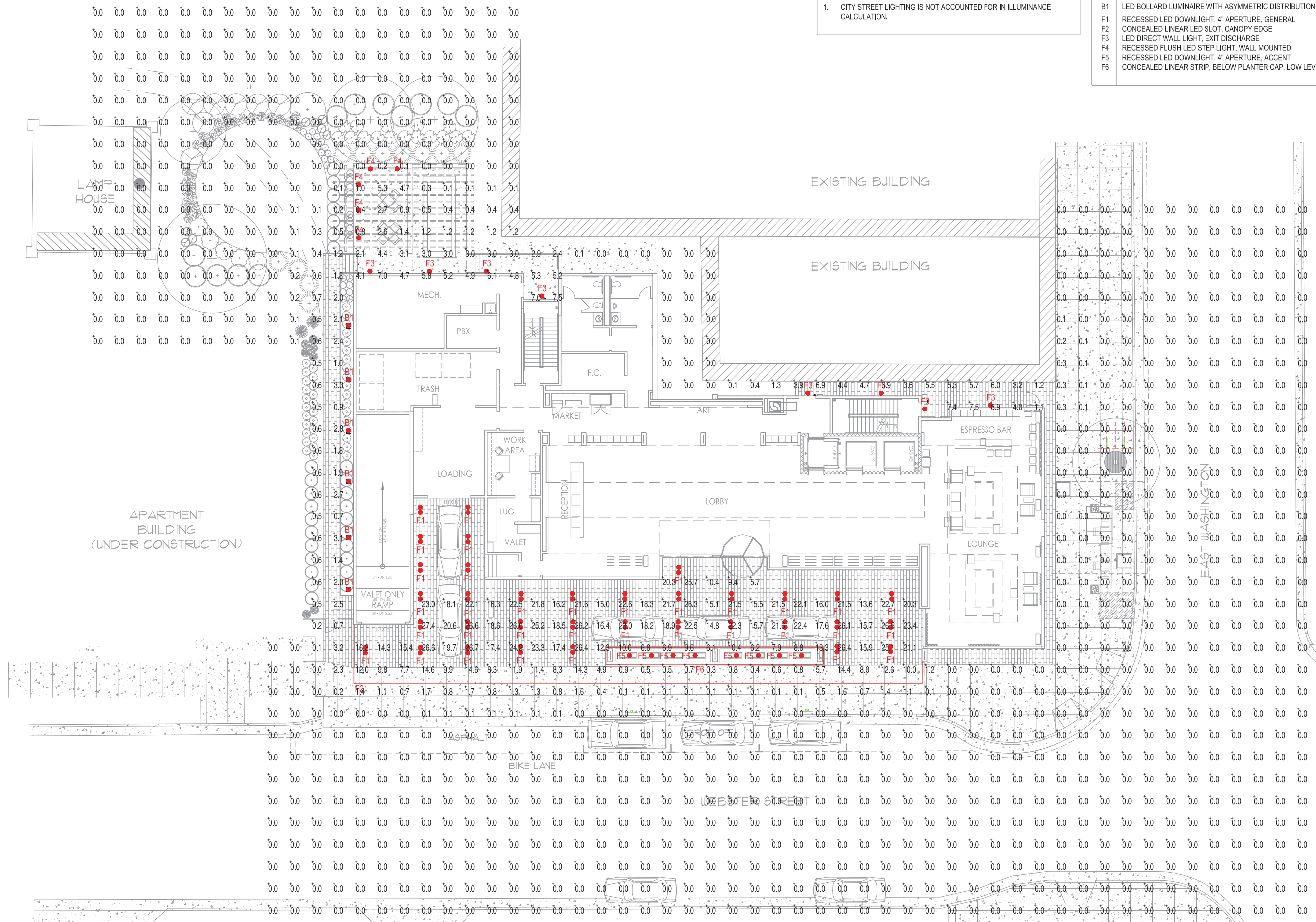


GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

**GENERAL NOTES**  
1. CITY STREET LIGHTING IS NOT ACCOUNTED FOR IN ILLUMINANCE CALCULATION.

**LUMINAIRE LEGEND**

B1	LED BOLLARD LUMINAIRE WITH ASYMMETRIC DISTRIBUTION
F1	RECESSED LED DOWNLIGHT, 4" APERTURE, GENERAL
F2	CONCEALED LINEAR LED SLOT, CANOPY EDGE
F3	LED DIRECT WALL LIGHT, EXIT DISCHARGE
F4	RECESSED FLUSH LED STEP LIGHT, WALL MOUNTED
F5	RECESSED LED DOWNLIGHT, 4" APERTURE, ACCENT
F6	CONCEALED LINEAR STRIP, BELOW PLANTER CAP, LOW LEVEL



PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN

OWNER: 202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Marriott International.  
PROJECT: 201410  
DRAWN BY:  
DATE:  
SCALE: AS NOTED

PLAN NORTH  
SITE PLAN  
SCALE: 1" = 10'-0"

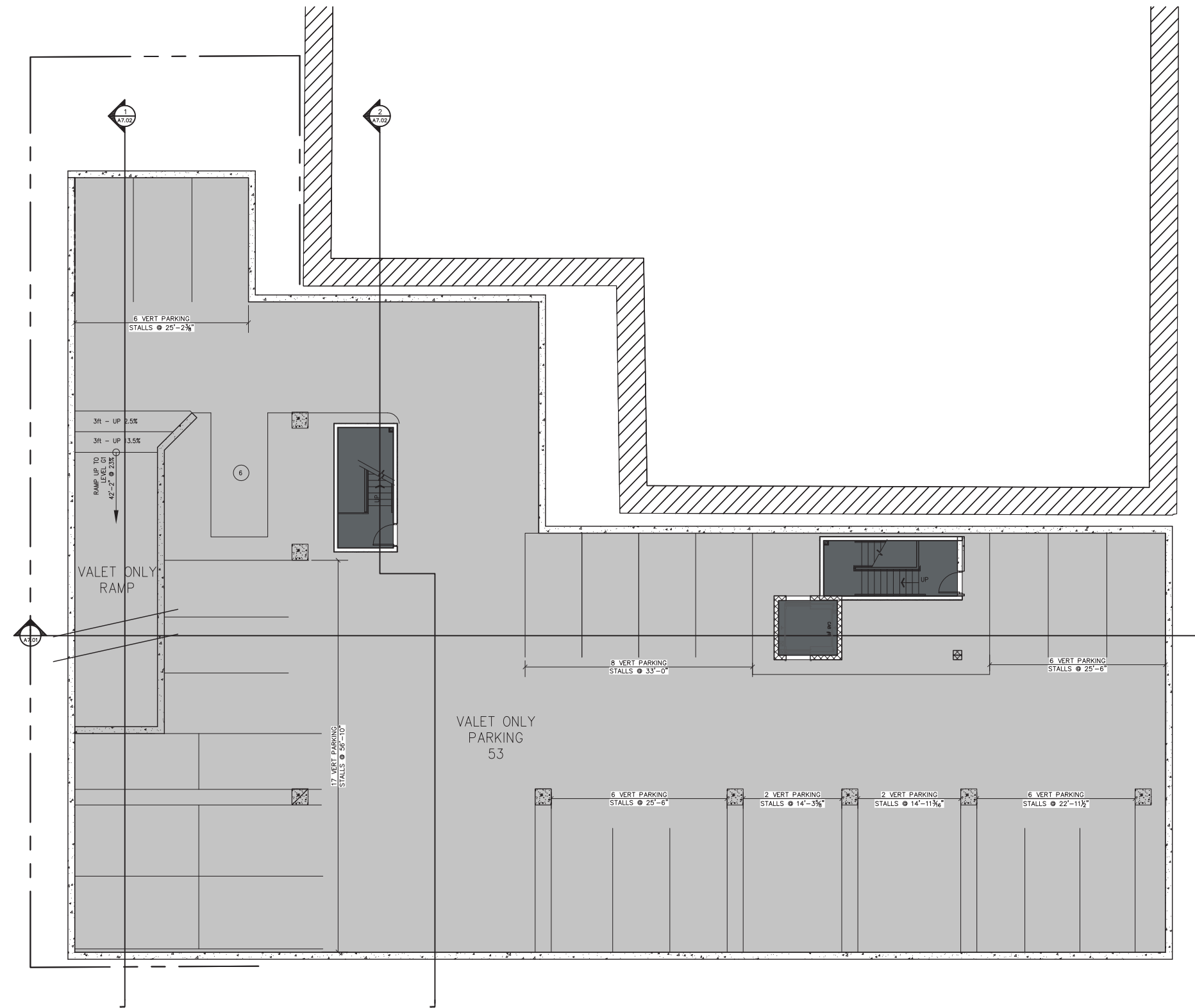
PHOTOMETRIC STUDY  
SITE PLAN  
E1.01



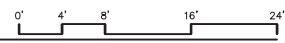


GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

- Hotel Functions
- Hotel Back of House Functions
- Proposed Restaurant / Bar
- Vertical / Horizontal Circulation
- Mechanical Services / Spaces
- Parking
- 'Eco' Roof
- Roof Top Terrace
- Ballasted Roof Membrane



**PARKING LEVEL G2**  
SCALE: 1/8" = 1'-0"



PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN

OWNER:  
**202 E. WASHINGTON LLC**  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Marriott International.

PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED

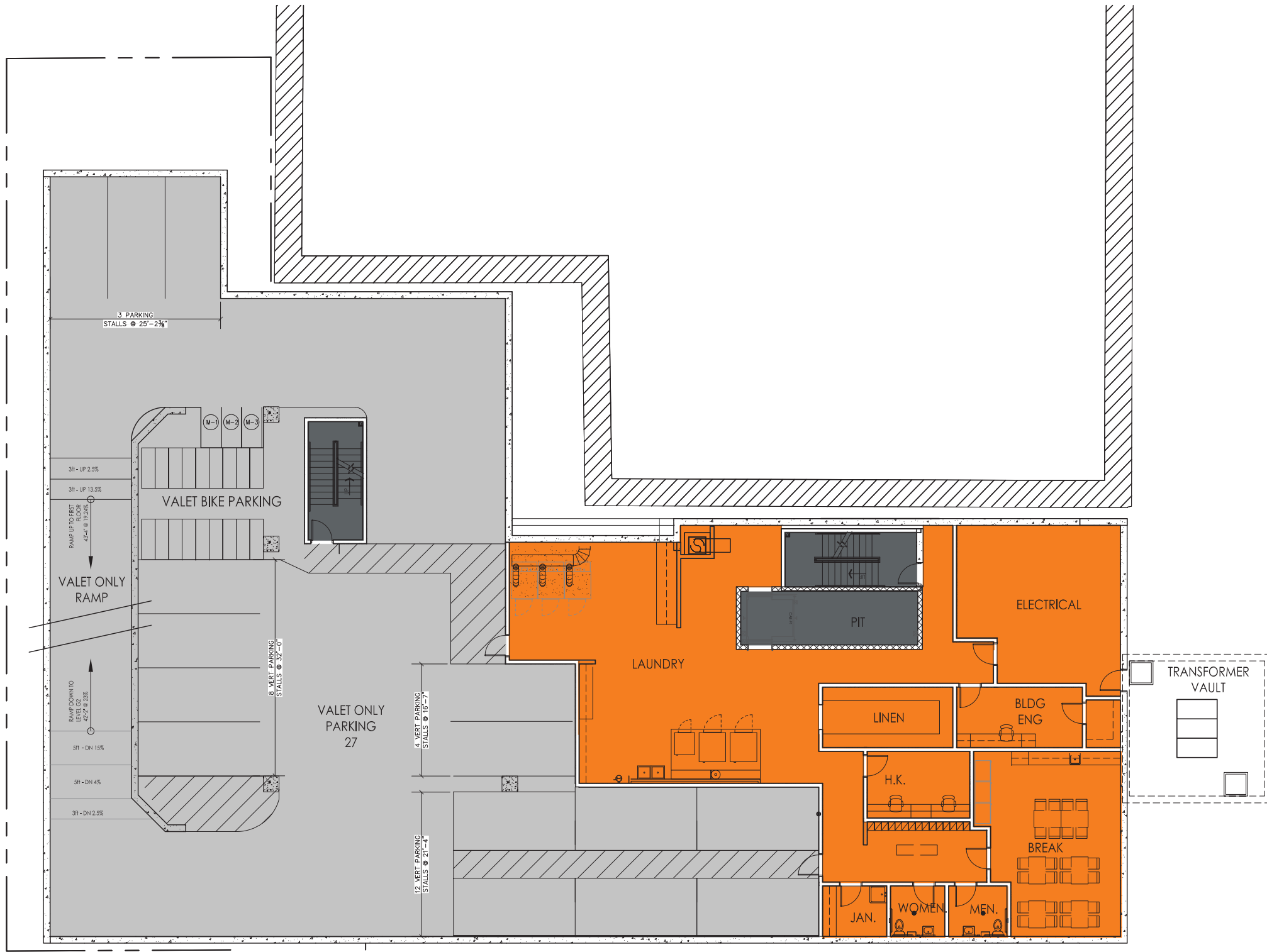
PARKING LEVEL  
G2

**A0.01**



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

- Hotel Functions
- Hotel Back of House Functions
- Proposed Restaurant / Bar
- Vertical / Horizontal Circulation
- Mechanical Services / Spaces
- Parking
- 'Eco' Roof
- Roof Top Terrace
- Ballasted Roof Membrane



**PARKING LEVEL G1**  
SCALE: 1/8" = 1'-0"  
0' 4' 8' 16' 24'

PROJECT: **AC BY MARRIOTT - DOWNTOWN MADISON**  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER: **202 E. WASHINGTON LLC**  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

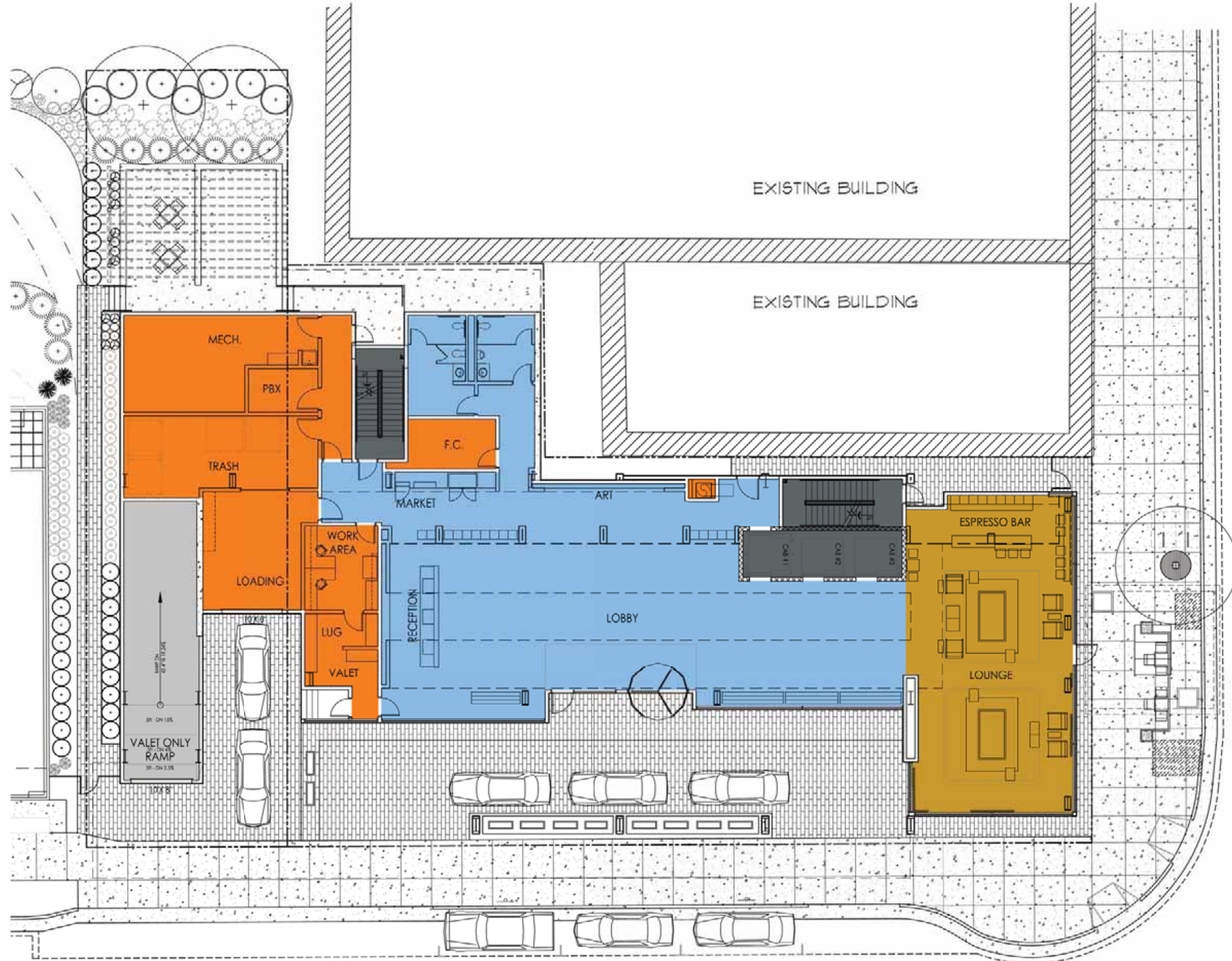
2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC. or its client.  
PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED





GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELAMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1780  
608-829-3056 (FAX)

- Hotel Functions
- Hotel Back of House Functions
- Proposed Restaurant / Bar
- Vertical / Horizontal Circulation
- Mechanical Services / Spaces
- Parking
- Green Roof
- Roof Top Terrace
- Ballasted Roof Membrane



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

PROJECT: **AC BY MARRIOTT - DOWNTOWN MADISON**

202 E WASHINGTON AVE  
MADISON, WISCONSIN  
OWNER: **202 E. WASHINGTON LLC**  
COO: NORTH CENTRAL GROUP  
1500 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any  
other party is prohibited unless prior written  
authorization is received from GARY BRINK &  
ASSOC or its client.  
PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

- Hotel Functions
- Hotel Back of House Functions
- Proposed Restaurant / Bar
- Vertical / Horizontal Circulation
- Mechanical Services / Spaces
- Parking
- 'Eco' Roof
- Roof Top Terrace
- Ballasted Roof Membrane



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
0' 4' 8' 16' 24'

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON

202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER: 202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Market International.  
PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

- Hotel Functions
- Hotel Back of House Functions
- Proposed Restaurant / Bar
- Vertical / Horizontal Circulation
- Mechanical Services / Spaces
- Parking
- 'Eco' Roof
- Roof Top Terrace
- Ballasted Roof Membrane



**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
0' 4' 8' 16' 24'

PROJECT: **AC BY MARRIOTT - DOWNTOWN MADISON**  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER: **202 E. WASHINGTON LLC**  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Marriott International.  
PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

	Hotel Functions
	Hotel Back of House Functions
	Proposed Restaurant / Bar
	Vertical / Horizontal Circulation
	Mechanical Services / Spaces
	Parking
	'Eco' Roof
	Roof Top Terrace
	Ballasted Roof Membrane

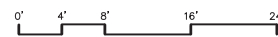


@ 4th FLOOR ONLY:  
(2) KING ROOMS IN LIEU OF  
CORNER SUITE  
(REFER TO 3RD FLOOR PLAN)  
CORNER SUITE @ 5TH-8TH FLOORS



4TH - 8TH FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROJECT:  
AC BY MARRIOTT - DOWNTOWN MADISON  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN

OWNER:  
202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Marriott International.

PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED

FOURTH  
THROUGH EIGHTH  
FLOOR PLAN

A2.04



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

- Hotel Functions
- Hotel Back of House Functions
- Proposed Restaurant / Bar
- Vertical / Horizontal Circulation
- Mechanical Services / Spaces
- Parking
- 'Eco' Roof
- Roof Top Terrace
- Ballasted Roof Membrane



**9TH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



PROJECT: **AC BY MARRIOTT - DOWNTOWN MADISON**

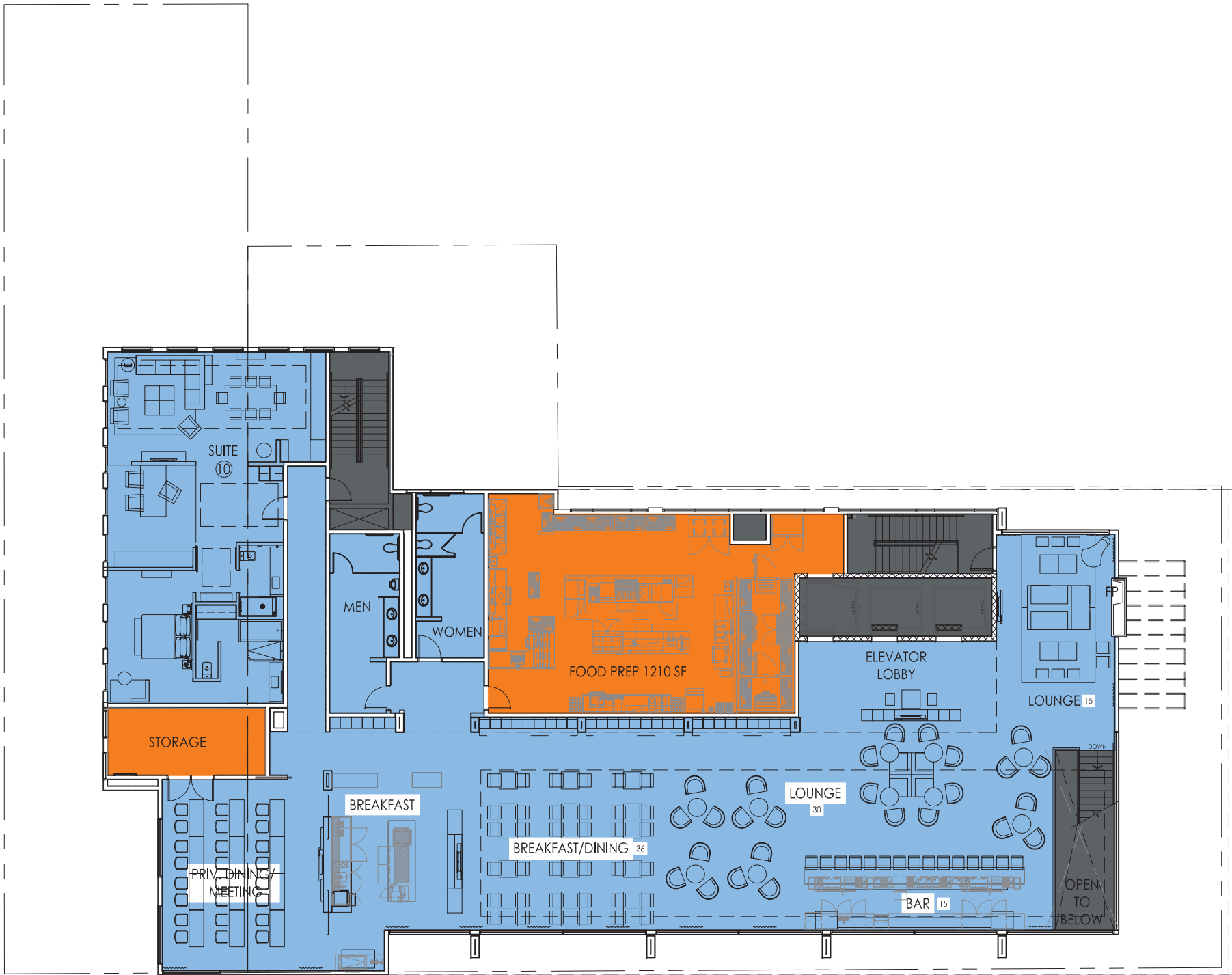
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER: **202 E. WASHINGTON LLC**  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Marriott International.  
PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED

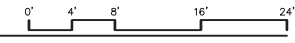


GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

- Hotel Functions
- Hotel Back of House Functions
- Proposed Restaurant / Bar
- Vertical / Horizontal Circulation
- Mechanical Services / Spaces
- Parking
- 'Eco' Roof
- Roof Top Terrace
- Ballasted Roof Membrane



10TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



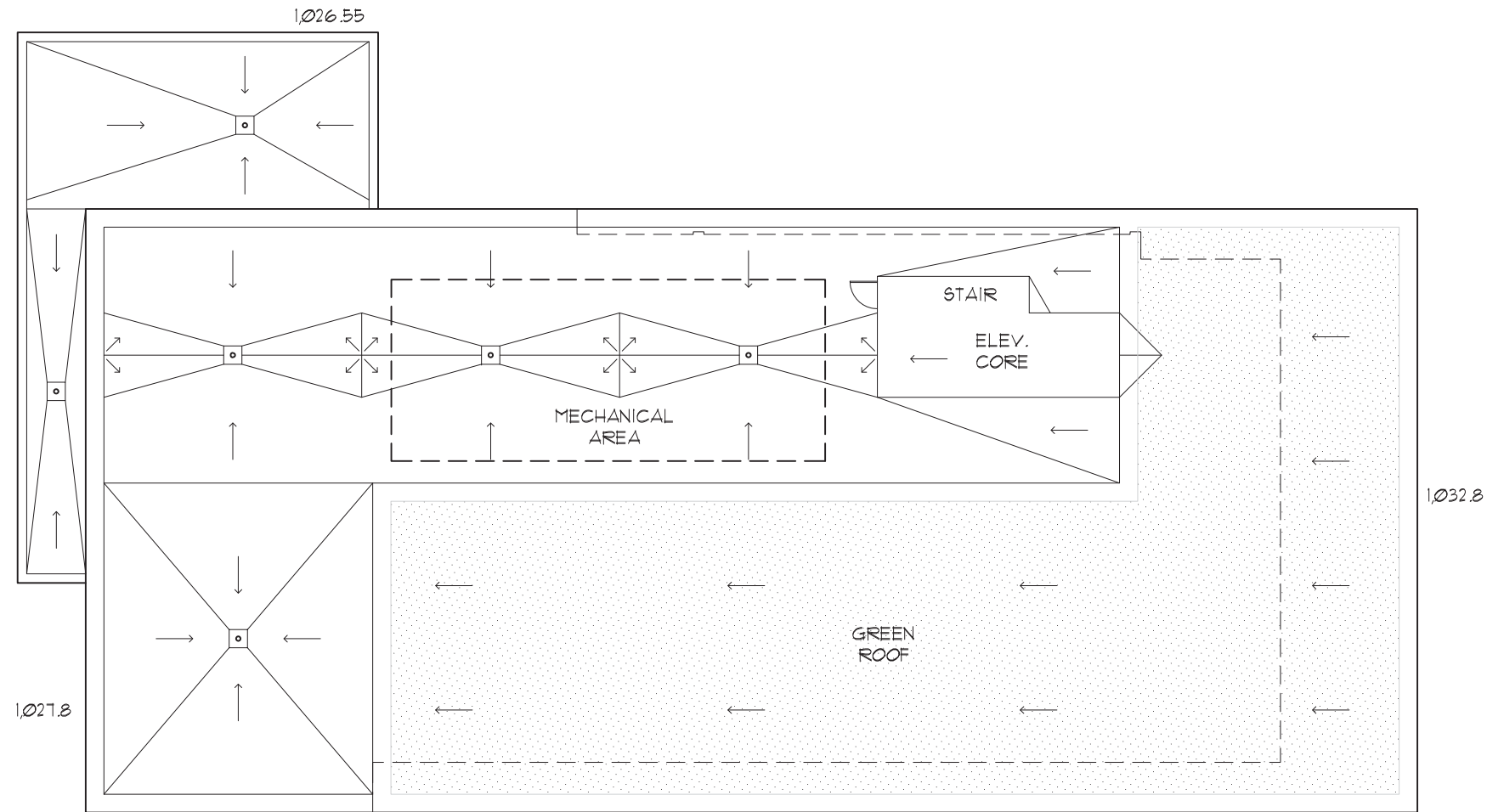
PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN

OWNER: 202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Marriott International.  
PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED



GARY BRINK & ASSOCIATES  
 ARCHITECTS  
 7780 ELMWOOD AVENUE  
 MIDDLETON, WI 53562  
 608-829-1750  
 608-829-3056 (FAX)



PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**

202 E. WASHINGTON AVE.  
 MADISON, WISCONSIN

OWNER:

**202 E. WASHINGTON LLC**

C/O NORTH CENTRAL GROUP  
 1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
 Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC. or Market Interconnect.

PROJECT: 201410

DRAWN BY: AR

DATE:

SCALE: AS NOTED



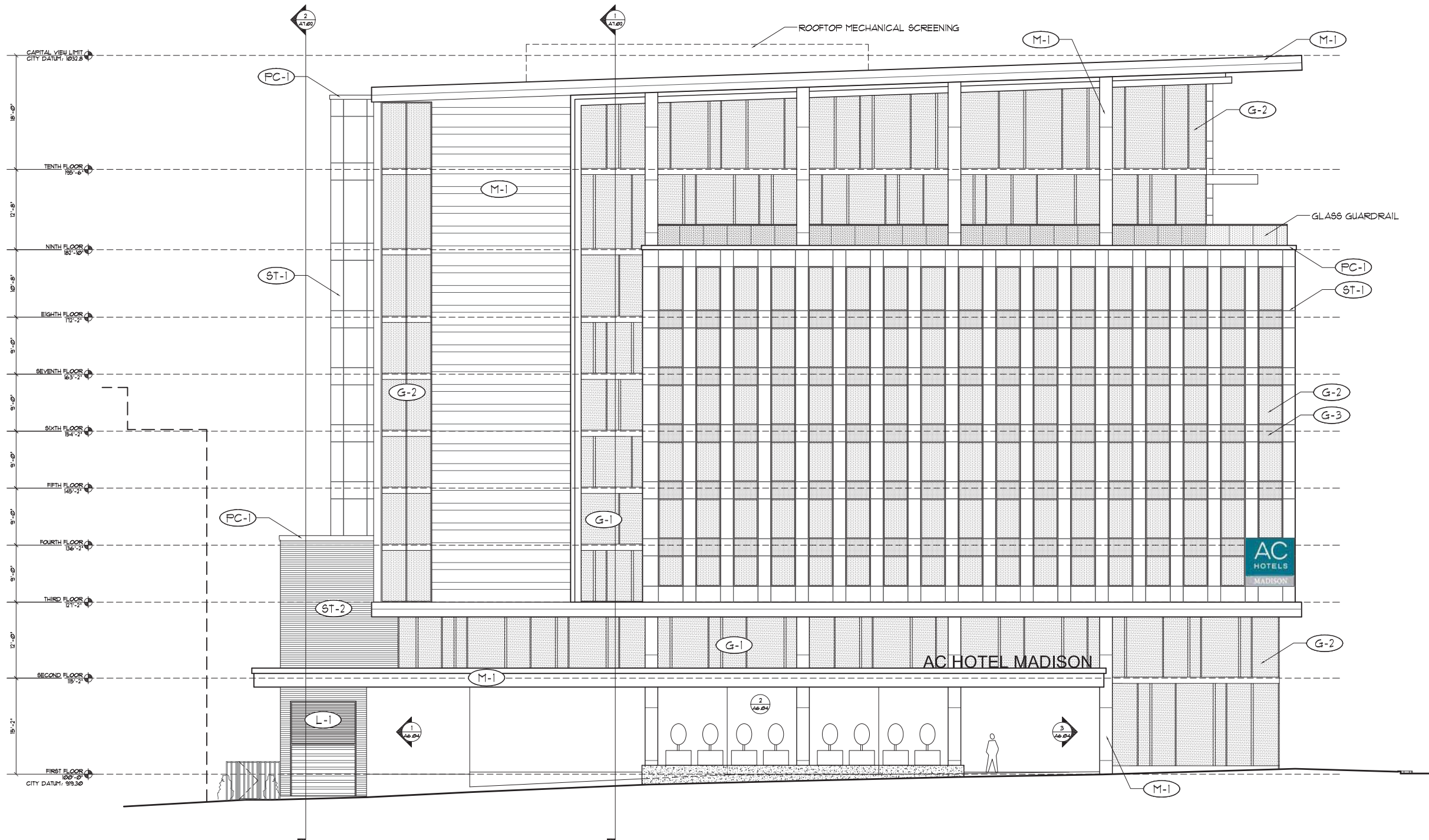
**ROOF PLAN**

SCALE: 1/8" = 1'-0"





GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



1 PLAN SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION	GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION	GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	M-1	MASONRY FIELD MFR: STONE PANELS SIZE: N.A. COLOR: MOCHA CREME LIMESTONE		M-2	METAL PANEL, COPINGS, FASCIA, ETC. MFR: DRI-DESIGN SIZE: VARIES, SEE ELEVATIONS COLOR: MEDIUM BRONZE		G-2	CURTAIN WALL MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED
	ST-1	MASONRY FIELD MFR: ROCKCAST SIZE: 4' x 24' COLOR: SLATE - SMOOTH FACE		M-3	METAL PANEL MFR: DRI-DESIGN SIZE: VARIES, SEE ELEVATIONS COLOR: CLEAR ANODIZED		G-3	SPANDREL GLASS MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED
	PC-1	PRECAST HEADERS MFR: ROCKCAST SIZE: N.A. COLOR: SLATE		G-1	STOREFRONT MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED		L-1	LOUVER MFR: TBD FRAME: DARK BRONZE

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON

202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER: 202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Market International.

PROJECT: 201410  
DRAWN BY: MJB  
DATE:  
SCALE: AS NOTED

EXTERIOR ELEVATIONS

A6.01

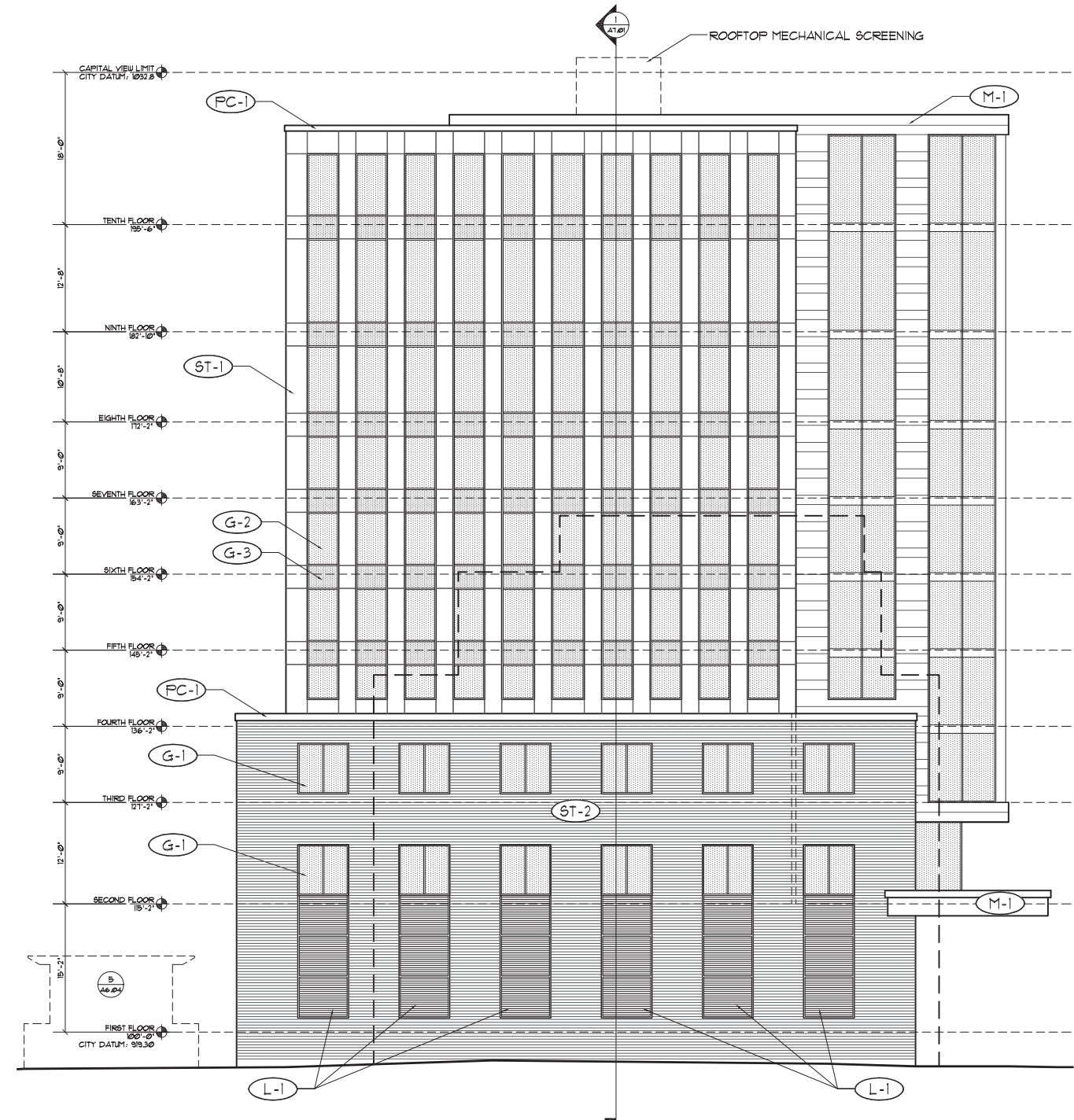




GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



1 PLAN EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 PLAN WEST ELEVATION  
SCALE: 1/8" = 1'-0"

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION	GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION	GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	ST-1	MASONRY FIELD MFR: STONE PANELS SIZE: N.A. COLOR: MOCHA CREME LIMESTONE		M-1	METAL PANEL, COPINGS, FASCIA, ETC. MFR: DRI-DESIGN SIZE: VARIES, SEE ELEVATIONS COLOR: MEDIUM BRONZE		G-2	CURTAIN WALL MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED
	ST-2	MASONRY FIELD MFR: ROCKCAST SIZE: 4' x 24' COLOR: SLATE - SMOOTH FACE		M-2	METAL PANEL MFR: DRI-DESIGN SIZE: VARIES, SEE ELEVATIONS COLOR: CLEAR ANODIZED		G-3	SPANDREL GLASS MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED
	PC-1	PRECAST HEADERS MFR: ROCKCAST SIZE: N.A. COLOR: SLATE		G-1	GLASS CURTAIN WALL MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED		L-1	LOUVER MFR: TBD FRAME: DARK BRONZE

PROJECT:  
AC BY MARRIOTT - DOWNTOWN MADISON  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN

OWNER:  
202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Market International.

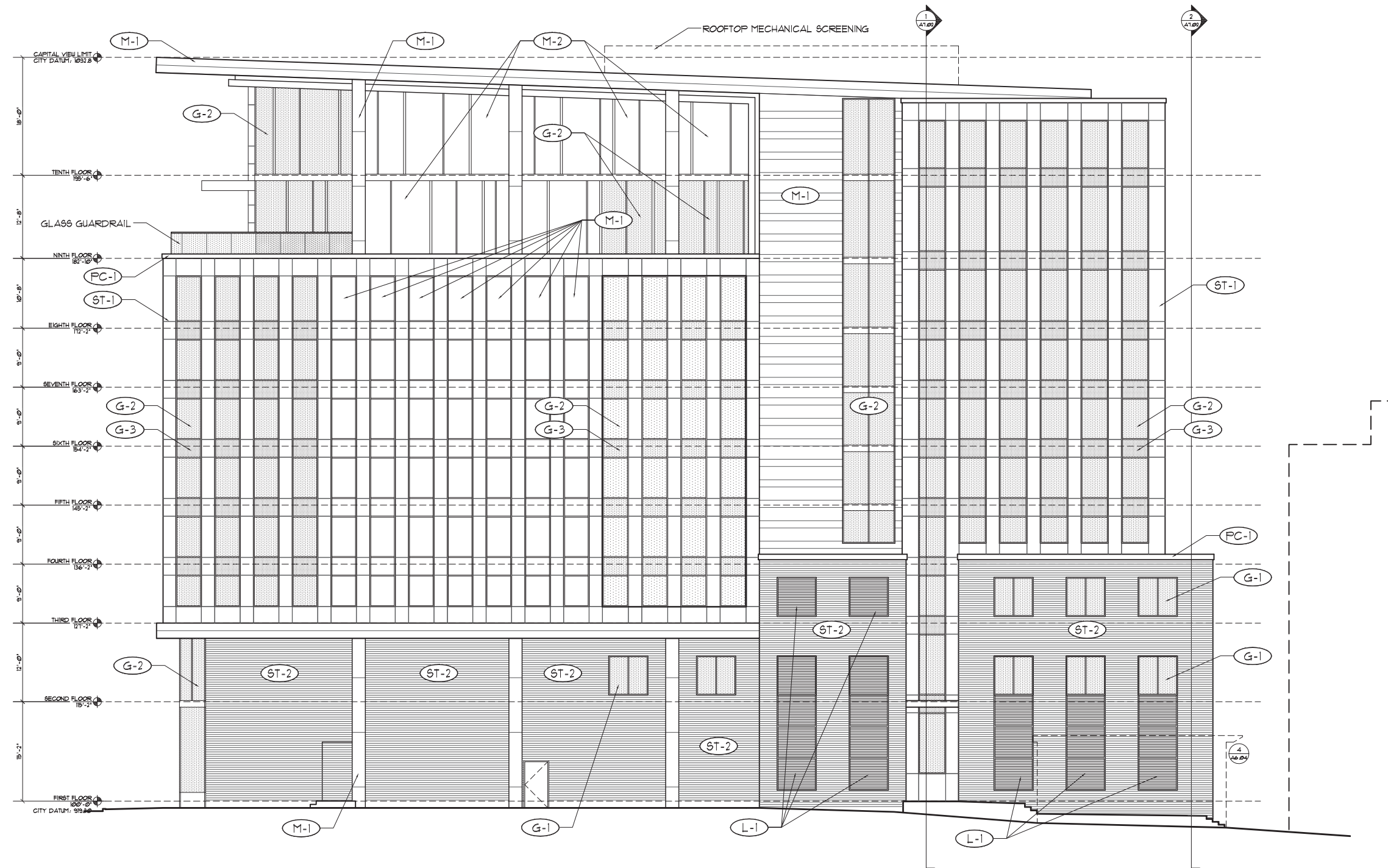
PROJECT: 201410  
DRAWN BY: MJB  
DATE:  
SCALE: AS NOTED

EXTERIOR  
ELEVATIONS

A6.02



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



1 PLAN NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION	GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION	GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
[Pattern]	ST-1	MASONRY FIELD MFR: STONE PANELS SIZE: N.A. COLOR: MOCHA CREME LIMESTONE	[Pattern]	M-1	METAL PANEL, COPINGS, FASCIA, ETC. MFR: DRI-DESIGN SIZE: VARIES, SEE ELEVATIONS COLOR: MEDIUM BRONZE	[Pattern]	G-2	CURTAIN WALL MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED
[Pattern]	ST-2	MASONRY FIELD MFR: ROCKCAST SIZE: 4' x 24' COLOR: SLATE - SMOOTH FACE	[Pattern]	M-2	METAL PANEL MFR: DRI-DESIGN SIZE: VARIES, SEE ELEVATIONS COLOR: CLEAR ANODIZED	[Pattern]	G-3	SPANDREL GLASS MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED
[Pattern]	PC-1	PRECAST HEADERS MFR: ROCKCAST SIZE: N.A. COLOR: SLATE	[Pattern]	G-1	STOREFRONT MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED	[Pattern]	L-1	LOUVER MFR: TBD FRAME: DARK BRONZE

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON

202 E. WASHINGTON LLC  
202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER: C/O NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Market International.

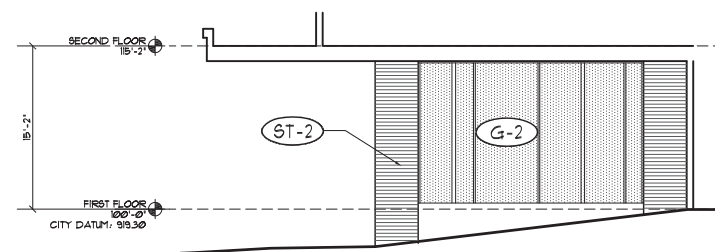
PROJECT: 201410  
DRAWN BY: MJB  
DATE:  
SCALE: AS NOTED

EXTERIOR ELEVATIONS

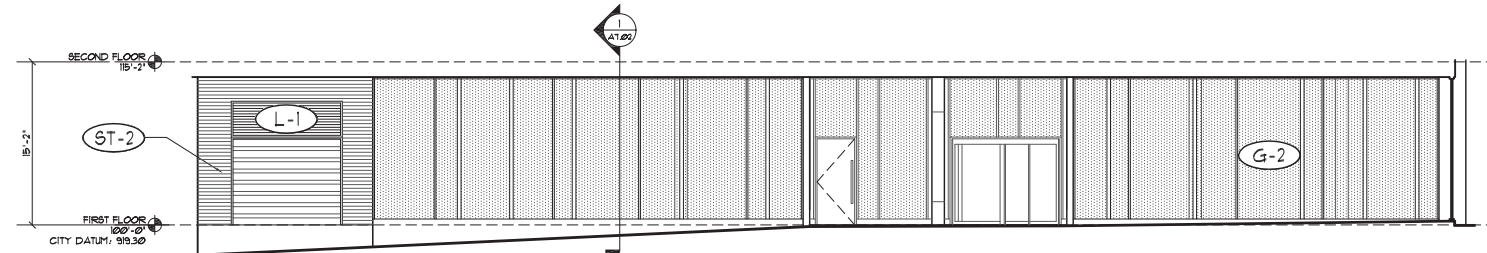
A6.03



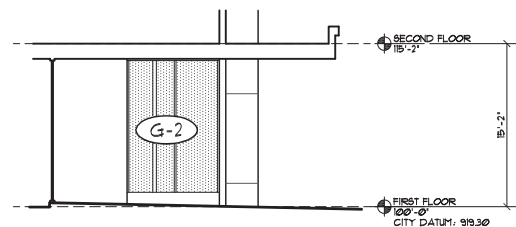
GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



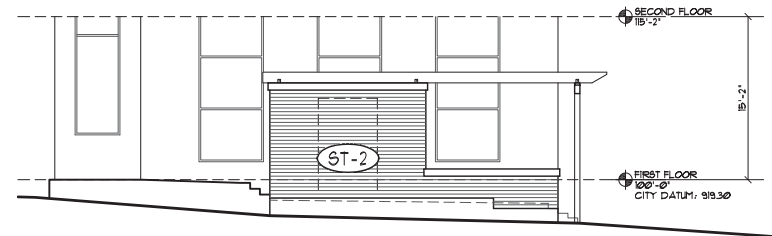
① DROP-OFF WEST ELEVATION  
SCALE: 1/8" = 1'-0"



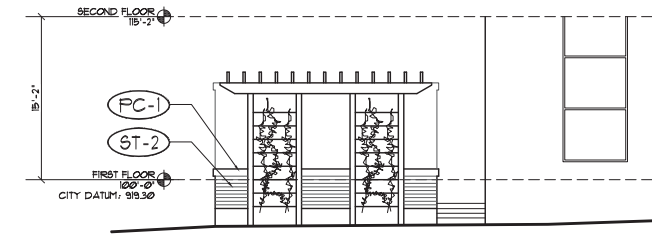
② DROP-OFF SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



③ DROP-OFF EAST ELEVATION  
SCALE: 1/8" = 1'-0"



④ ENCLOSURE NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



⑤ ENCLOSURE WEST ELEVATION  
SCALE: 1/8" = 1'-0"

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION	GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION	GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	ST-1	MASONRY FIELD MFR: STONE PANELS SIZE: N.A. COLOR: MOCHA CREME LIMESTONE		M-1	METAL PANEL, COPINGS, FASCIA, ETC. MFR: DRI-DESIGN SIZE: VARIES, SEE ELEVATIONS COLOR: MEDIUM BRONZE		G-2	CURTAIN WALL MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED
	ST-2	MASONRY FIELD MFR: ROCKCAST SIZE: 4' x 24' COLOR: SLATE - SMOOTH FACE		M-2	METAL PANEL MFR: DRI-DESIGN SIZE: VARIES, SEE ELEVATIONS COLOR: CLEAR ANODIZED		G-3	SPANDELL GLASS MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED
	PC-1	PRECAST HEADERS MFR: ROCKCAST SIZE: N.A. COLOR: SLATE		G-1	STOREFRONT MFR: TBD FRAME: MED. BRONZE/CLEAR ANODIZED		L-1	LOUVER MFR: TBD FRAME: DARK BRONZE

PROJECT:  
AC BY MARRIOTT - DOWNTOWN MADISON

202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER:  
202 E. WASHINGTON LLC  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Market International.

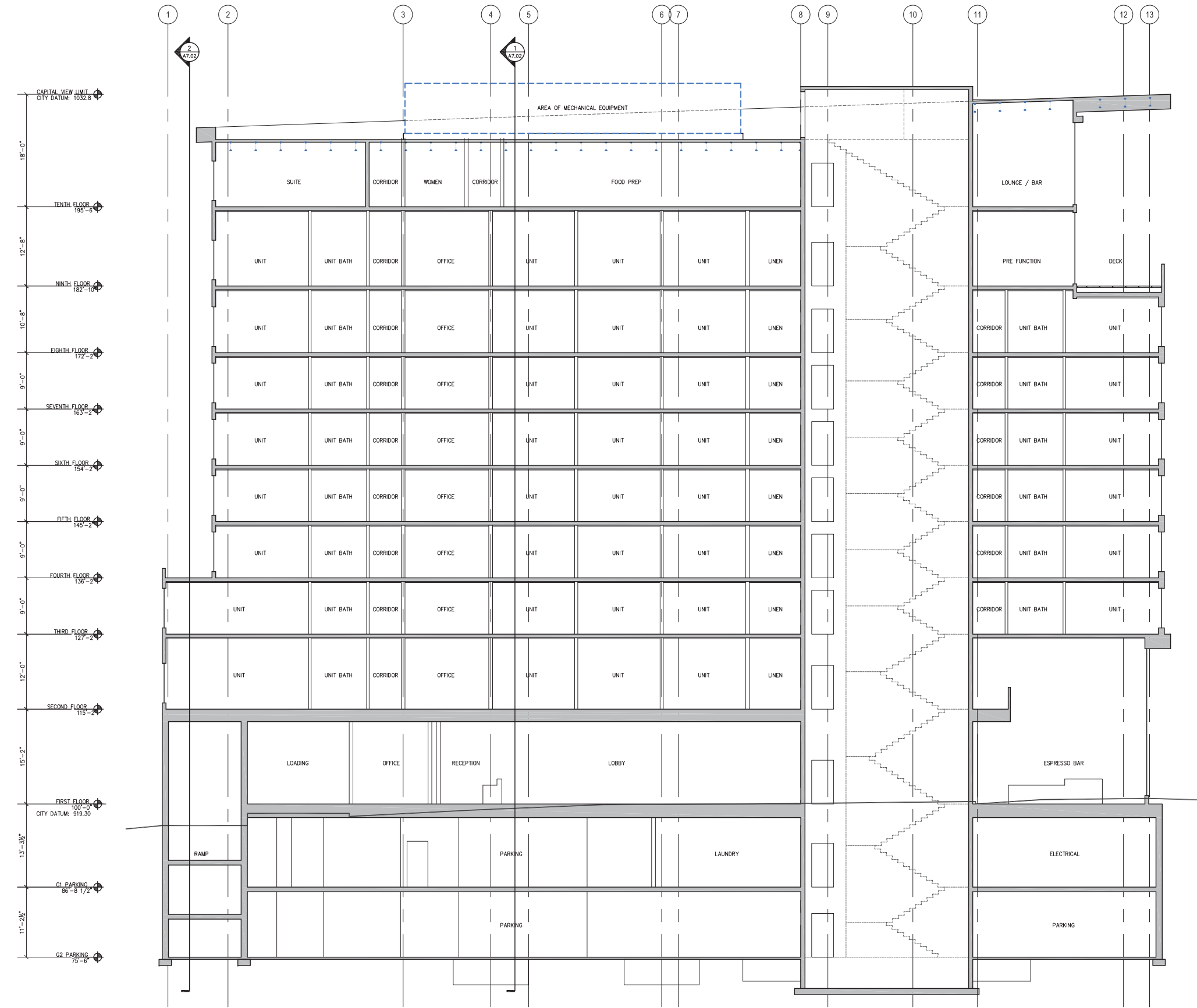
PROJECT: 201410  
DRAWN BY: KR  
DATE:  
SCALE: AS NOTED

EXTERIOR  
ELEVATIONS

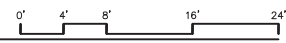
A6.04



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



SECTION 1  
SCALE: 1/8"=1'-0"



PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**

202 E. WASHINGTON AVE.  
MADISON, WISCONSIN  
OWNER:  
**202 E. WASHINGTON LLC**  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

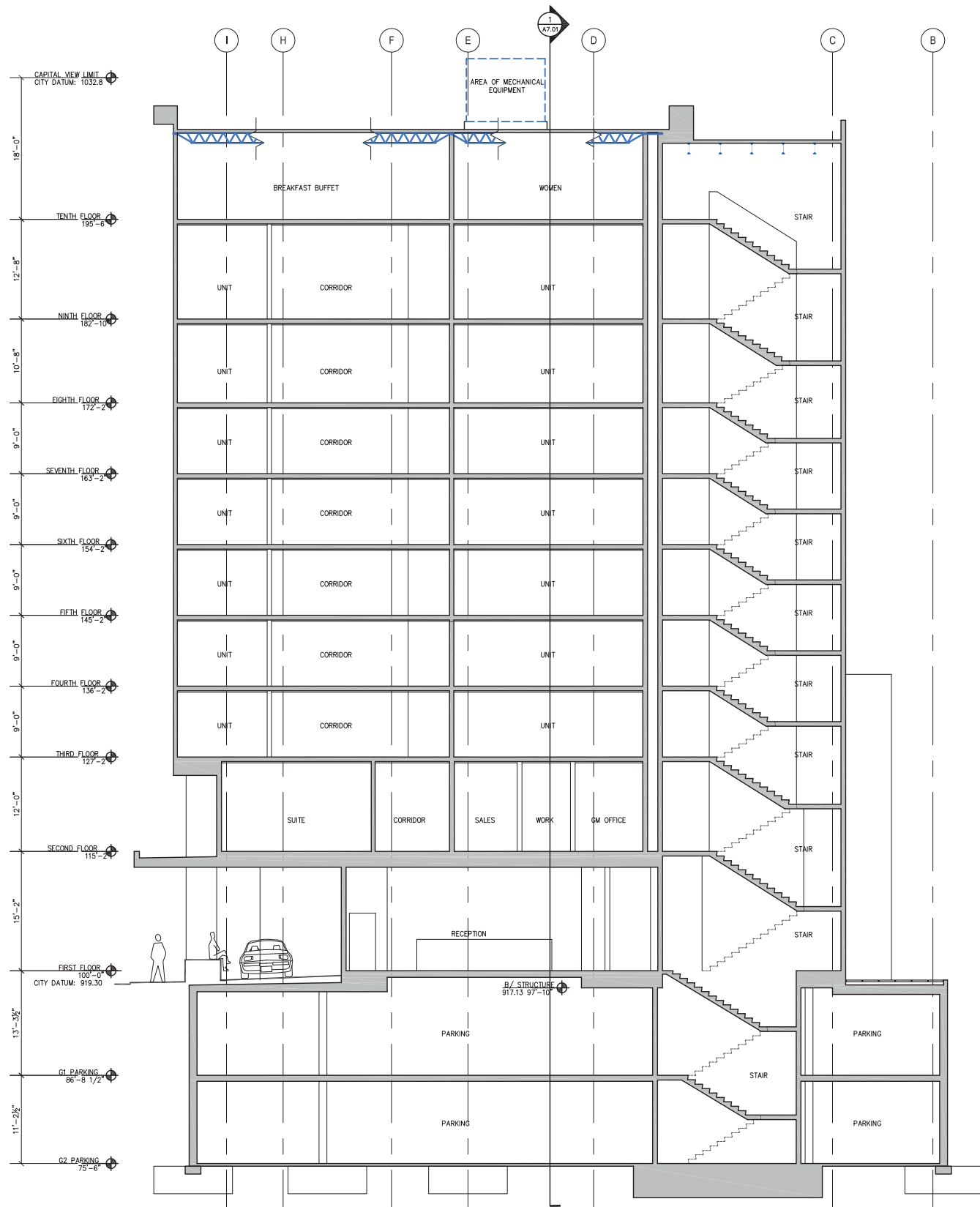
2014 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC or Market International.  
PROJECT: 201410  
DRAWN BY: AR  
DATE:  
SCALE: AS NOTED  
PLAN MEETING 12.08.2014

BUILDING SECTIONS

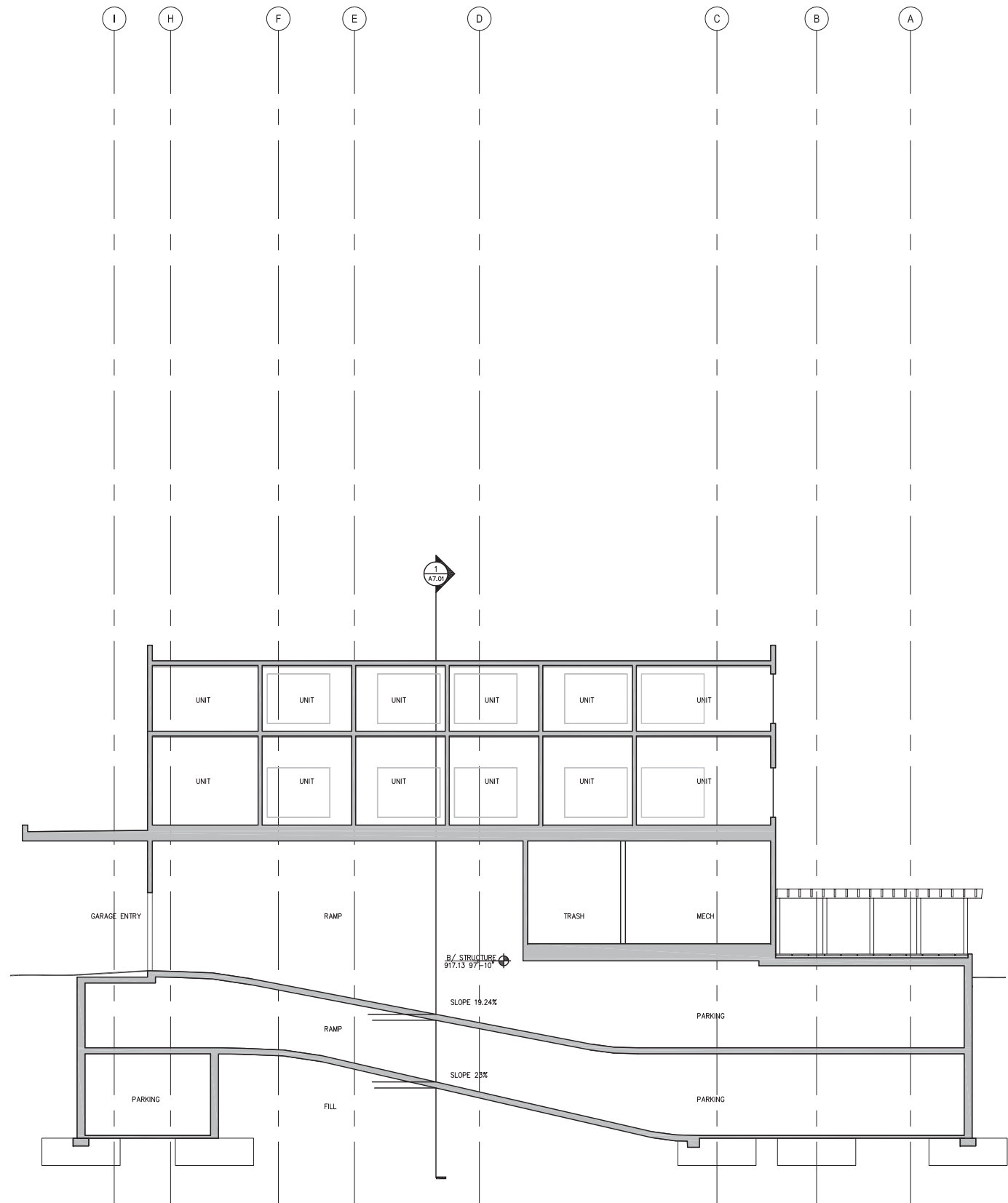
A7.01



GARY BRINK & ASSOCIATES  
 ARCHITECTS  
 7780 ELMWOOD AVENUE  
 MIDDLETON, WI 53562  
 608-829-1750  
 608-829-3056 (FAX)



SECTION 1  
 SCALE: 1/8"=1'-0"



SECTION 2  
 SCALE: 1/8"=1'-0"

PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**  
 202 E. WASHINGTON AVE.  
 MADISON, WISCONSIN

OWNER:  
**202 E. WASHINGTON LLC**  
 C/O: NORTH CENTRAL GROUP  
 1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

2014 GARY BRINK & ASSOC.  
 Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC. or Market International.

PROJECT: 201410  
 DRAWN BY: AR  
 DATE:  
 SCALE: AS NOTED  
 PLAN MEETING 12.08.2014

BUILDING  
 SECTIONS

A7.02



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ULMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**  
202 E WASHINGTON AVE  
MADISON, WISCONSIN

OWNER:  
**202 E. WASHINGTON LLC**  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

© 2014 GARY BRINK & ASSOC.  
All rights reserved. Reproduction, or use by any  
other party is prohibited unless prior written  
authorization is received from GARY BRINK &  
ASSOC or its client.

PROJECT: 201410  
DRAWN BY:  
DATE:  
SCALE: AS NOTED

MASSING  
MODEL  
RENDERING  
**R1.01**



GARY BRINK & ASSOCIATES  
ARCHITECTS  
2780 ULMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**  
202 E WASHINGTON AVE  
MADISON, WISCONSIN

OWNER:  
**202 E. WASHINGTON LLC**  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

© 2014 GARY BRINK & ASSOC.  
All rights reserved. Reproduction, or use by any  
other party is prohibited unless prior written  
authorization is received from GARY BRINK &  
ASSOC or its client.

PROJECT: 201410  
DRAWN BY:  
DATE:  
SCALE: AS NOTED

MASSING  
MODEL  
RENDERING  
**R1.02**



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ULMWOOD AVENUE  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)



PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**  
202 E WASHINGTON AVE  
MADISON, WISCONSIN

OWNER:  
**202 E. WASHINGTON LLC**  
C/O: NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

© 2014 GARY BRINK & ASSOC.  
All rights reserved. Reproduction, or use by any  
other party is prohibited unless prior written  
authorization is received from GARY BRINK &  
ASSOC or its client.

PROJECT: 201410  
DRAWN BY:  
DATE:  
SCALE: AS NOTED

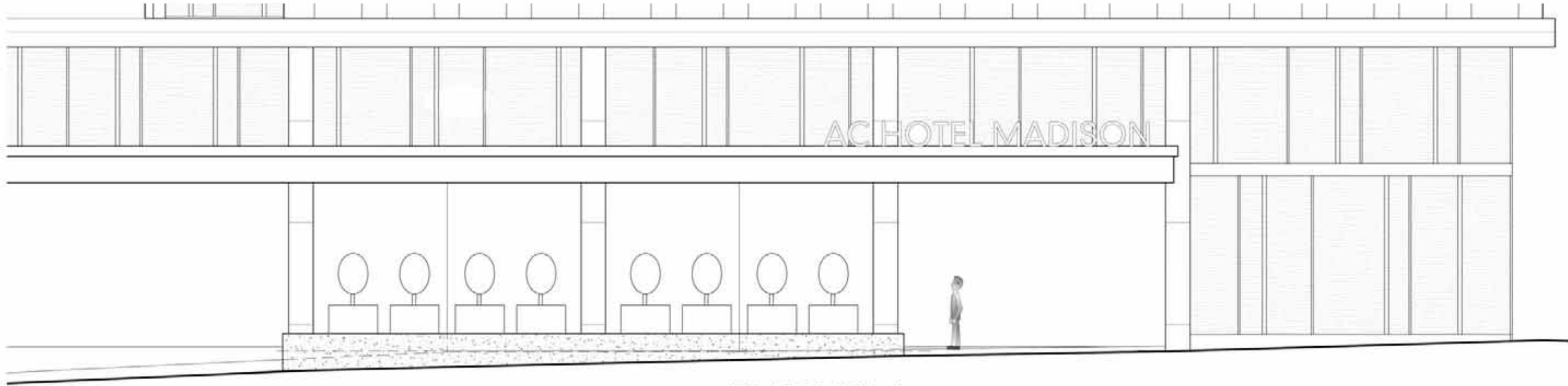
MASSING  
MODEL  
RENDERING  
**R1.03**



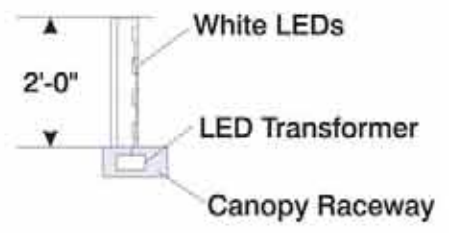


GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53542  
608-429-1700  
608-829-1056 (FAX)

1B.1 Canopy Letters - Suggested Size



1/8" = 1'.0" - South Elevation



Integrated Canopy Raceway

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON  
202 E WASHINGTON AVE  
MADISON, WISCONSIN  
OWNER: 202 E. WASHINGTON LLC  
COO: NORTH CENTRAL GROUP  
100 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

PROJECT: 201410  
DRAWN BY:  
DATE:  
SCALE: AS NOTED

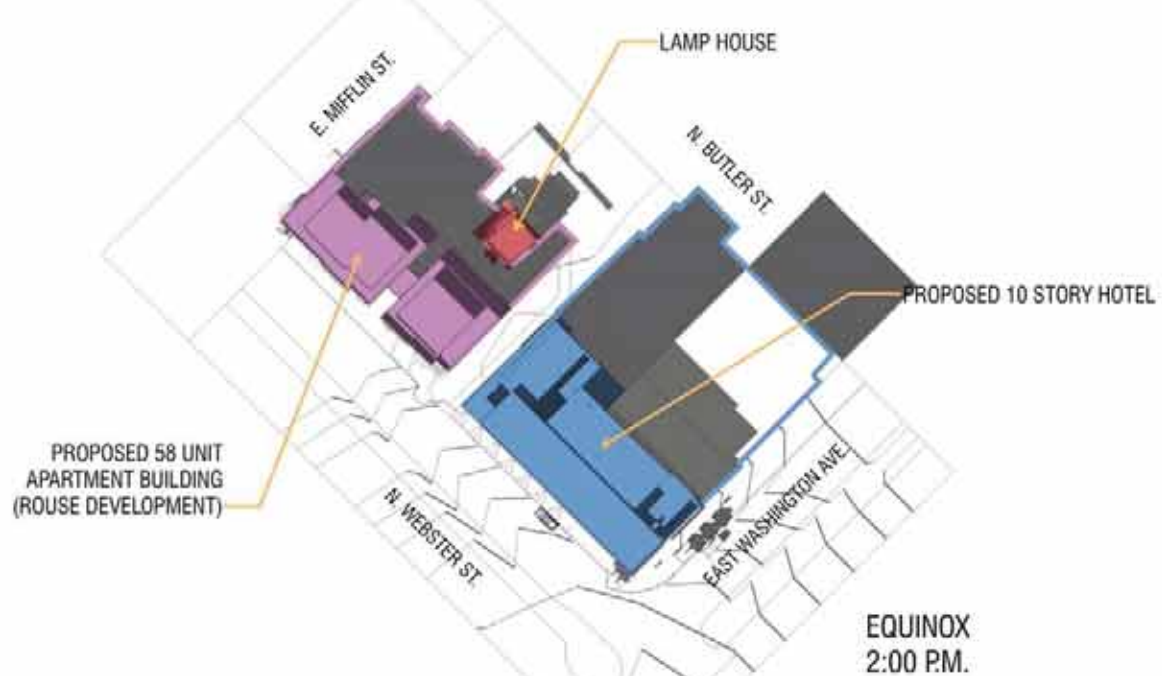
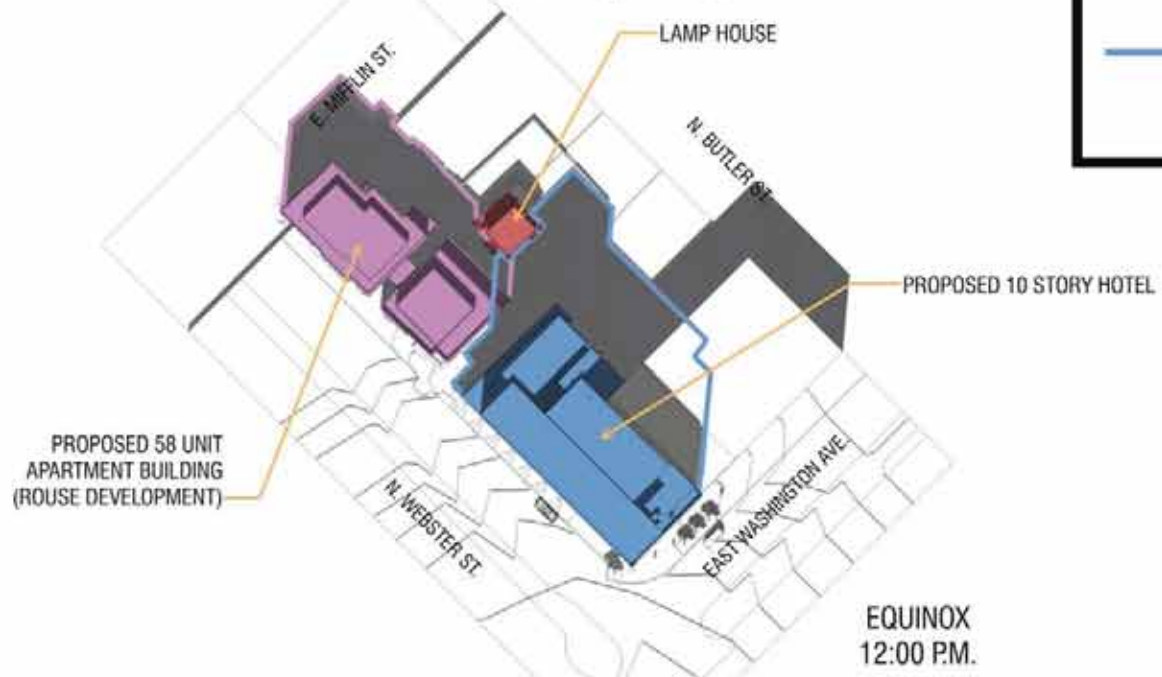
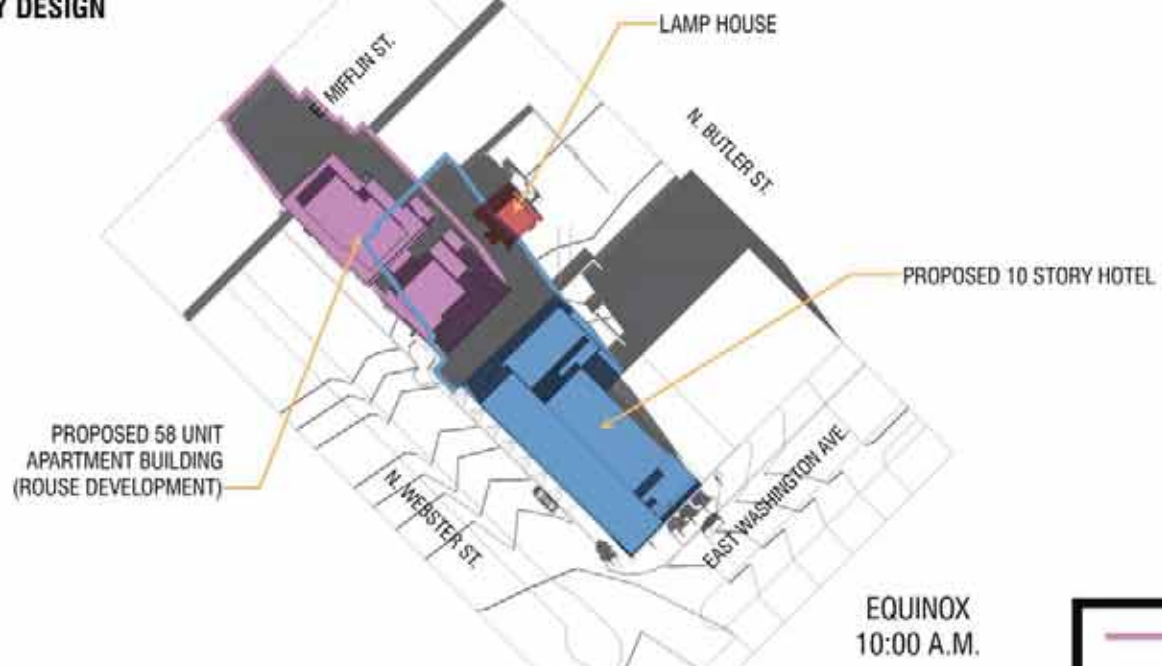
Print to Scale on 11" x 17" Paper

<input type="checkbox"/> White Acrylic Faces	<input type="checkbox"/> Sides & Trim - T102
<b>Wind Load</b> Compliance Statement: Withstand up to 73 MPH Winds	<b>Illumination Compliance</b> Statement: Internal White LEDs Meets Maximum Guidelines of City of Madison
<b>Construction</b> Fabricated Aluminum Channel Letters w/White Acrylic Faces Mounted to Custom Raceway Integrated into Building Canopy	

<b>Ryan Signs, Inc.</b> 2001 Ferry Street • Madison, WI 53713 • Tel: 608.771.7979 • Fax: 608.771.1993	SCALE: VARIES DATE: 8/12/14 REVISED: 12/17/14 DRAWN BY: KW	APPROVED: DATE: 2014 PROJECT: 201410
<b>GARY BRINK &amp; ASSOCIATES-AC HOTELS</b>		5740A



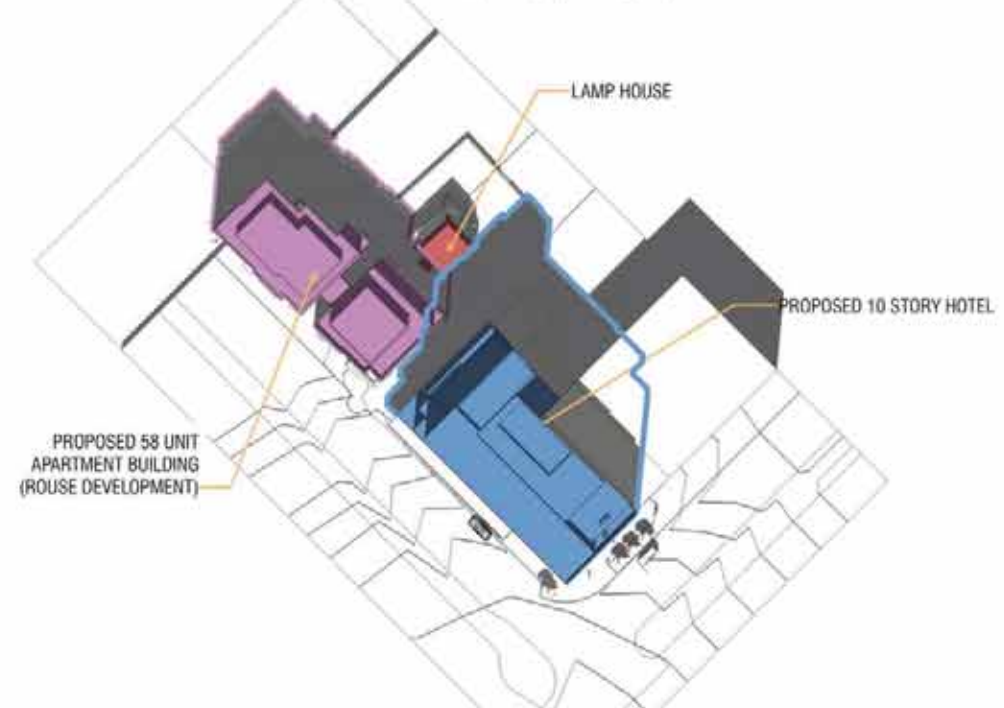
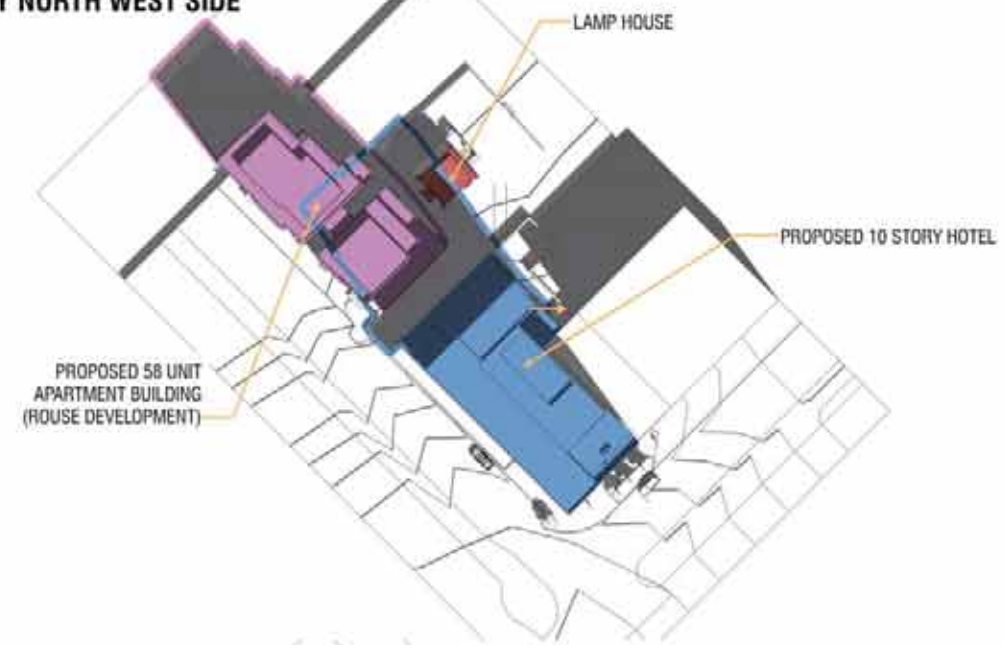
**10 STORY DESIGN**



— SHADOW CAST BY APARTMENT BUILDING

— SHADOW CAST BY PROPOSED HOTEL BUILDING

**10 STORY DESIGN WITH 6 STORY NORTH WEST SIDE**



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53542  
608-829-1700  
608-829-1056 (FAX)

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON  
202 E. WASHINGTON AVE  
MADISON, WISCONSIN

OWNER: 202 E. WASHINGTON LLC  
C/O NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

PROJECT: 201410  
DRAWN BY:  
DATE:  
SCALE: AS NOTED

SHADOW STUDY  
6 STORY AND  
10 STORY DESIGN  
**EX.03**



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVENUE  
MIDDLETON, WI 53531  
608-829-1700  
608-829-1056 (FAX)



PROJECT:  
**AC BY MARRIOTT - DOWNTOWN MADISON**  
202 E WASHINGTON AVE  
MADISON, WISCONSIN

OWNER:  
**202 E. WASHINGTON LLC**  
C/O. NORTH CENTRAL GROUP  
100 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

© 2014 GARY BRINK & ASSOC.  
All rights reserved. Reproduction or use in any  
other form is prohibited unless prior written  
authorization is received from GARY BRINK &  
ASSOC. in written communication.

PROJECT: 201410  
DRAWN BY: M.B.  
DATE:  
SCALE: AS NOTED

FULLY  
DEVELOPED  
SITE CONTEXT  
**EX.04**